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Energy Efficiency Rating	
Current	Potential
74	50

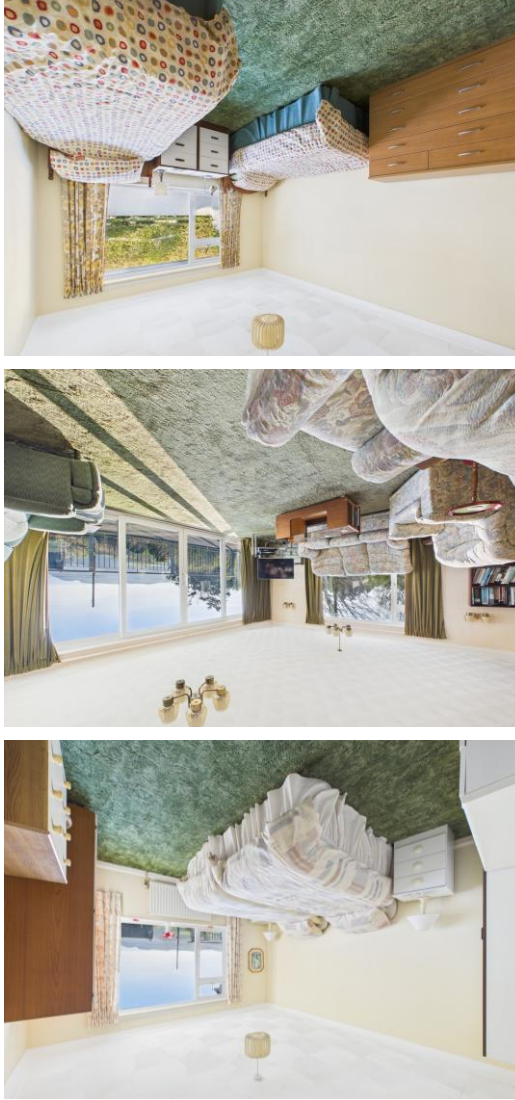
Energy Efficiency Rating Legend:

Rating	Band	Energy Efficiency Class
A	122+	Very energy efficient - lower running costs
B	81-121	
C	69-80	
D	55-68	
E	39-54	
F	21-38	Not energy efficient - higher running costs
G	1-20	

England & Wales
 EU Directive 2002/91/EC
 www.epc.eu.com

DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS: Please note that if floor plans are displayed they are intended as a general guide.



Approximate total area^m
 1740 ft²
 161.6 m²
 Balconies and terraces
 150 ft²
 13.9 m²



The Property Professionals...



Mordros,

Trethevy, Tintagel, Cornwall, PL34 0BG

- Spacious detached bungalow in need of some general updating
- Located in the picturesque hamlet of Trethevy
- Living room with balcony, kitchen/dining room and utility
- Three double bedrooms, family bathroom and separate cloakroom
- Double garage, off road parking, gardens. No onward chain

Price £500,000



The property professionals

Mordros,

Trethevy, Tintagel, Cornwall, PL34 0BG

Price £500,000

Mordros is a spacious detached bungalow in need of some general updating and offered with no onward chain, occupies an elevated and commanding position in the picturesque hamlet of Trethevy. Set above the beautiful Rocky Valley and Bosinney Cove and within easy walk to renowned St Nectan's Glen, the property boasts breathtaking views over Bosinney Bay and beyond, which can be enjoyed from several rooms throughout the home.

The property offers an entrance porch and hall, living room with an open fire and large sliding doors frame the spectacular Atlantic Coast and cliff views and provide seamless access to the balcony, perfect for soaking up sunsets over Bosinney Bay. There is a kitchen/dining room, utility room, three double bedrooms, a family bathroom and separate cloakroom.

Outside there is a double garage, off road parking for three/four vehicles and mature gardens laid mainly to lawn.

ENTRANCE PORCH

12' 2" x 5' 3" (3.71m x 1.6m) Entering via a UPVC double glazed sliding door to the porch with UPVC double glazed windows to the side and rear elevation. UPVC double glazed door leading to the rear courtyard. Radiator. Wooden framed glazed door leading to:-

ENTRANCE HALL

Coved artex ceiling, linen cupboard and radiator. Doors serve the following rooms:-

CLOAKROOM

5' 6" x 3' 1" (1.68m x 0.94m) UPVC obscure double glazed window to the rear elevation, artex coved ceiling, pedestal wash hand basin, WC and radiator.

LIVING ROOM

18' 00" x 16' 7" (5.49m x 5.05m) A bright and spacious dual aspect reception room with UPVC double glazed window to the side elevation and UPVC double placed sliding doors out onto the balcony and offering stunning views towards the Atlantic Ocean and cliffs. Artex coved ceiling, open fireplace with stone surround and hearth. Night storage heater and radiator.

BALCONY

18' 00" x 7' 3" (5.49m x 2.21m) Wooden posts with metal balustrades and steps leading down to the front garden. Offering stunning views towards the Atlantic Ocean and cliffs.

KITCHEN/DINING ROOM

14' 11" x 10' 10" (4.55m x 3.3m) A bright dual aspect room with UPVC double glazed window to the side and rear elevation. Coved artex ceiling, radiator and night storage heater.

The kitchen is fitted with a range of matching wall and base units with fitted worksurface, inset stainless steel sink and drainer with mixer tap. Space for freestanding electric cooker, space and plumbing for dishwasher and space for undercounter fridge.

UTILITY ROOM

12' 11" x 7' 4" (3.94m x 2.24m) UPVC double glazed window, artex ceiling, fitted base units with worksurface, stainless steel sink and drainer, space and plumbing for washing machine, outlet for tumble dryer and Worcester oil fired boiler.

BEDROOM ONE

13' 10" x 12' 8" (4.22m x 3.86m) A bright and spacious principal double bedroom with a UPVC double glazed window to the front elevation offering views over the gardens towards the Atlantic Ocean and cliffs. Coved artex ceiling, radiator and night storage heater.

BEDROOM TWO

12' 8" x 11' 6" (3.86m x 3.51m) A bright and spacious double bedroom with UPVC double glazed window to the front elevation offering views over the gardens towards the Atlantic Ocean and cliffs. Coved artex ceiling and radiator.

BEDROOM THREE

13' 00" x 9' 9" (3.96m x 2.97m) A spacious double bedroom with UPVC double glazed window to the rear elevation. Coved artex ceiling and radiator.



BATHROOM

9' 9" x 7'10 max' 5'6 min" (2.97m x 2.26m) UPVC obscure double glazed window to the rear elevation, coved artex ceiling, panel enclosed bath, shower enclosure with mains fed shower, pedestal wash hand basin, WC and radiator.

DOUBLE GARAGE

22' 10" x 18' 1" (6.96m x 5.51m) An electrically operated up and over door with a UPVC double glazed window and door to the side elevation. Light and power connected.

OUTSIDE

The property is approached via a tarmac drive providing off road parking for two/three vehicles in front of the double garage, there is a further parking space for one vehicle in front of the front door. The majority of the garden is located to the front of the property and is laid to lawn with mature shrubs with steps leading up to the balcony. Both the garden and balcony offering stunning coastal views towards the Atlantic Ocean and cliffs. There is also an enclosed courtyard laid to paving located to the rear of the property with drying area.

COUNCIL TAX

Band E

SERVICES

Mains electricity and water. Private drainage via septic tank. LPG gas bottles for cooker. Oil fired central heating.

TENURE

Freehold



FREE SALES & LETTINGS MARKET APPRAISAL

Award winning



Directions

From our offices in Bude, head south on the A39 signposted towards Wadebridge. Continue on the A39 passing through Wainhouse Corner and take the first righthand turning to Boscastle. Follow the road all the way down into the centre of Boscastle, passing the entrance to the harbour and then ascend out of the village on New Road and remain on this road until reaching the hamlet of Trethevy, take the first left hand turning and the property will be located a short distance along on the left hand side.

