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7 Trehannick Close

7, Trehannick Close, St. Teath, Bodmin, PL30 3LF



St Teath 0.3 Miles - Wadebridge 7.5 Miles -  
Port Isaac 5.4 Miles

Offered to the market with no onward chain, this detached two bed bungalow boasts front and rear gardens, garage and off-road parking.

- Detached Bungalow
- No Onward Chain
- Front And Rear Gardens
- Garage
- Off-Road Parking
- Conservatory
- Village Location
- Two Double Bedrooms
- Freehold
- Council Tax: D

Guide Price £279,500



### SITUATION

The property is situated in the historic village St Teath. It has a primary school, local café, church and charming pub just a stone's throw away. The popular town of Wadebridge is 7.5 miles away and offers a wide variety of shops, eateries and the famous Camel Trail, stretching along the beautiful estuary to Padstow. You can also visit the famous fishing village of Port Isaac, which is only 5.4 miles away. There are frequent buses that run all over North Cornwall and mainline railway services from Bodmin Parkway. Newquay airport has a number of domestic and international flights scheduled daily.

### ACCOMMODATION

From the spacious entrance hall you can access the kitchen/dining room, bedroom one, WC and shower room. The kitchen/ dining room boasts a dual aspect, base and wall units, space for white goods and a door leading to the porch currently used as a storage space. Bedroom one has space for a king size bed, two windows to the front and ample space for wardrobes and drawers. The shower room has a walk in, electric shower, wall mounted heated towel rail and a wash hand basin. Next door is the WC and airing cupboard which houses the water tank.

From the secondary hall you have the sitting room and bedroom two. Bedroom two has a window to the side and space for a double bed. The generous sitting room has an electric fire, window to the side and French doors leading into the conservatory which flood the room with light. You can access the rear garden from the conservatory if desired.

### OUTSIDE

To the front of the property, the garden is laid to lawn with mature shrubs and bushes as a boarder. There is off-road parking for multiple vehicles and a single garage with electricity connected. Gates on either side of the property lead to the rear garden which is mostly laid to lawn, with a raised flower bed to the back. Surrounding the conservatory is a patio area, perfect for entertaining.

### SERVICES

Mains water, drainage and electricity. Electric heating. Please note the agents have not inspected or tested these services. Broadband availability: Ultrafast. Mobile phone coverage: Voice and data (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

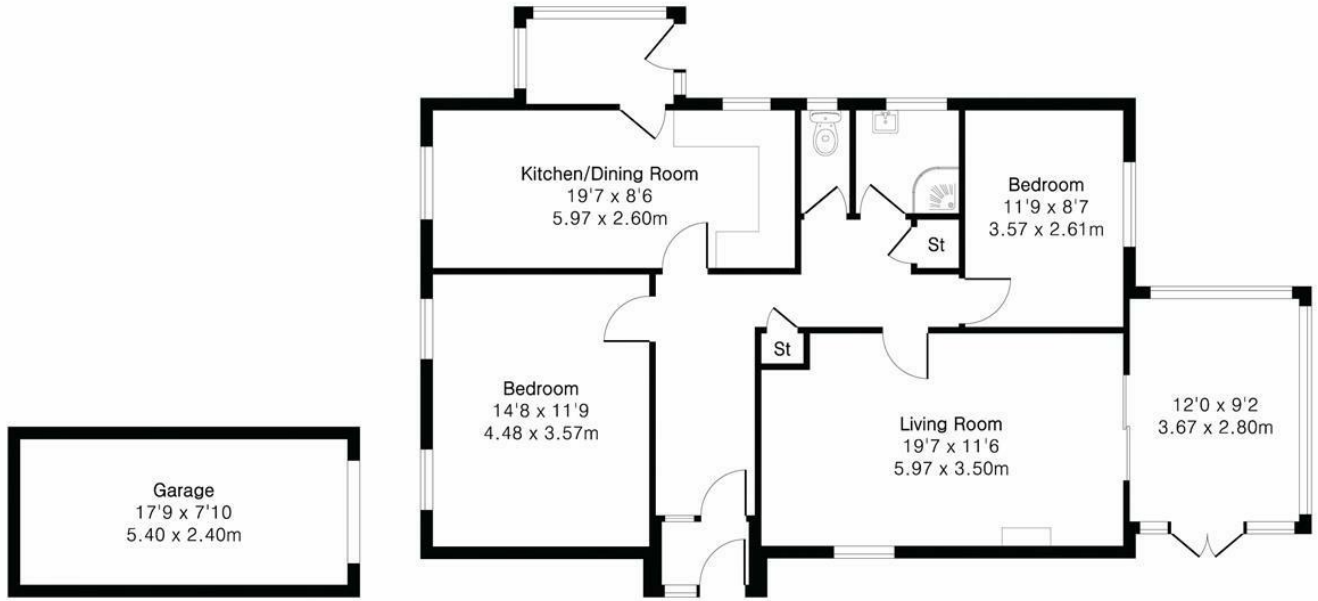
### DIRECTIONS

What3Words///regal.test.miracles



**Approximate Gross Internal Area 1048 sq ft - 97 sq m  
(Excluding Garage)**

Garage Area 140 sq ft – 13 sq m



Garage

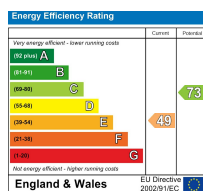
Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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