STAGS



37 Greenbanks Road







Wadebridge 5.9 Miles - Polzeath 2.3 Miles - Port Isaac 8.1 Miles

A two bedroom terraced bungalow located in the sought-after coastal village of Rock.

- No Onward Chain
- Sought After Coastal Village Location
- Two Double Bedrooms
- South-West Facing Garden
- Freehold
- Council Tax Band: B

Guide Price £245,000

SITUATION
Rock has long since been one of the most popular destinations along the North Coast of Cornwall. It is renowned for its golden beaches, beautiful coastal walks and panoramic views of the Camel Estuary. It is also home to a range of local amenities, The Mariners Public House by Paul Ainsworth and Rock Sailing And Waterski Club. The famous fishing village of Padstow is a short, picturesque ferry ride away, or for any surfing enthusiasts, Polzeath Beach is 2.3 miles away. The former market town of Wadebridge 5.9 miles away, both offering shopping and educational facilities and a wide range of sports and social clubs. Newquay airport is 18.9 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

DESCRIPTION
Offered to the market with no onward chain, this two bedroom terraced bungalow is situated in the sought-after coastal village of Rock and benefits from two double bedrooms, generous sitting/dining room and south-west facing garden. EPC Rating: D.

ACCOMMODATION
The front door opens to a spacious entrance hall leading to the sitting/dining room, bedrooms one and two and family bathroom. The sitting/dining room has built in shelving, a feature mantlepiece with electric fire and access onto the patio giving the opportunity for al fresco dining. The kitchen has a range of base and wall units, electric hob, eye level oven and grill, integrated dishwasher and space for appliances. Bedroom one has space for a king size bed, built in storage which houses the water tank and a window facing the garden. Bedroom two has space for a double bed, window facing the front and access to the loft. The family bathroom has a panel bath with electric shower, vanity basin, low level WC and privacy window facing the front.

OUTSIDE
The front and rear gardens are mostly laid to lawn with an array of mature shrubs and trees, raised flowerbeds and paths leading to the front and back door. The rear garden is south-west facing and also benefits from a storage shed. There is communal parking available for residents at the front of the property.

SERVICES
Mains electricity, water and drainage. Electric storage heating. Broadband availability: Superfast. Mobile phone coverage: Limited 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
From Wadebridge take the B3314 towards Rock and follow the road for 3.1 miles. Take the left turning onto Keiro Lane and continue for approximately 2 miles. Take the left turning after the Texaco garage onto Shores Lane, then turn right onto Greenbanks Road. Follow the road round to the left. The property is at the end of the cul-de-sac on your right.

AGENTS NOTE
There is a covenant whereby the property cannot be used as a holiday let.



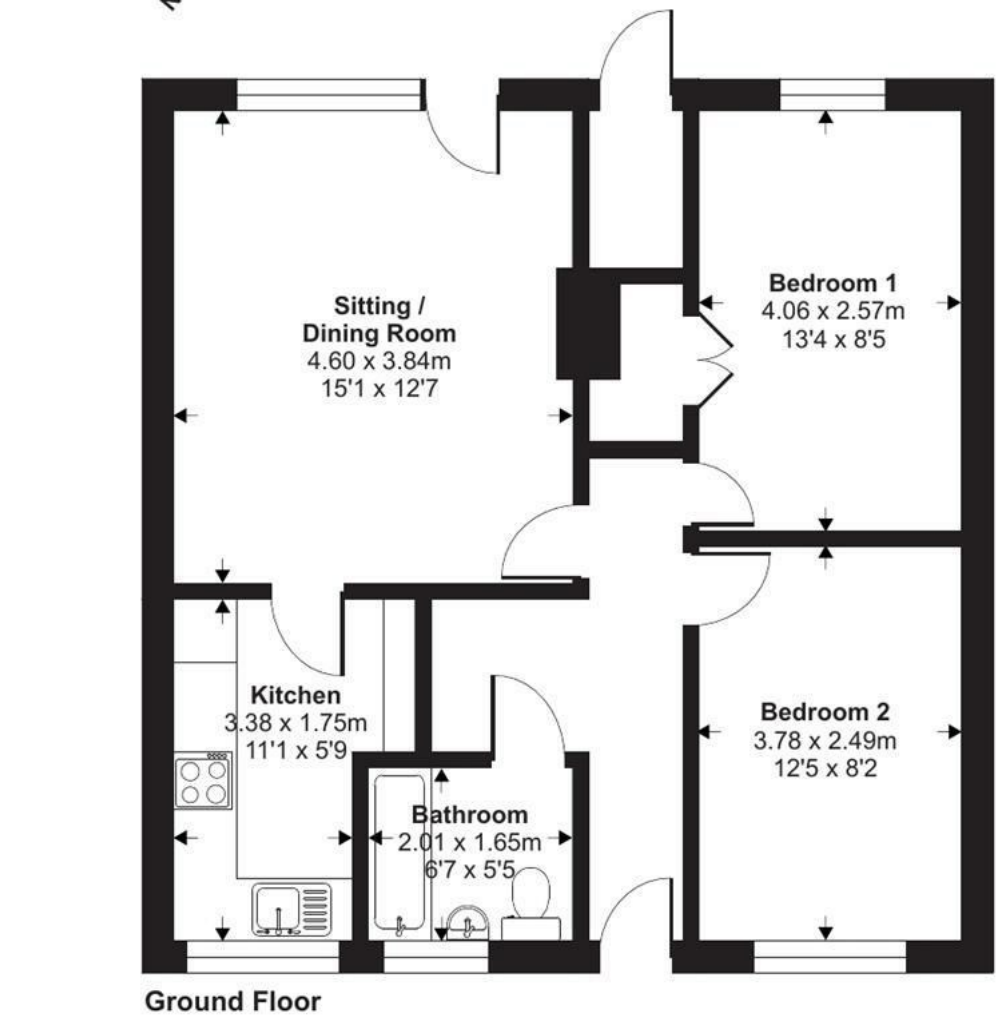








Approximate Area = 636 sq ft / 59.1 sq m
Outbuilding = 15 sq ft / 1.4 sq m
Total = 651 sq ft / 60.5 sq m
For identification only - Not to scale

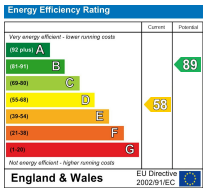


Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1139172

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.



1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH
01208 222333
wadebridge@stags.co.uk
stags.co.uk