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5 Glebe Parc

5, Glebe Parc, St. Tudy, Bodmin, PL30 3AS



Wadebridge 6.5 miles - Port Isaac 7.5 miles  
- Bodmin 8 miles

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A well presented two bedroom bungalow for over 55s in the popular village of St Tudy.

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- Bungalow
- Two Bedrooms
- Popular Village Location
- Communal Grounds
- Sun Room
- Private Garden
- Garage
- Driveway
- Freehold
- Council Tax Band: C

Guide Price £235,000



### SITUATION

The property is situated in the sought after and picturesque village of St Tudy. This conservation area lies close to the Camel Estuary, popular North Cornish coast and has a well-respected primary school, community centre, village public house awarded a Michelin Bib in 2017 and thriving community shop and post office.

The village itself lies 6.5 miles from the estuary town of Wadebridge which sits astride the River Camel and offers a wide variety of independent shops, schools and supermarkets. Mainline rail services are available at Bodmin Parkway, whilst Newquay airport provides a number of scheduled flights to domestic and international destinations.

### DESCRIPTION

Occupying a delightful position within the beautifully maintained grounds of Glebe Parc, 5 Glebe Parc is a well-presented two-bedroom bungalow forming part of this sought-after development for residents over 55. The property offers comfortable, single-storey accommodation with attractive communal gardens and a private rear garden, creating a peaceful and welcoming environment.

### THE PROPERTY

The entrance door opens into a central hallway providing access to all principal rooms and benefiting from three useful storage cupboards, one of which houses the hot water cylinder. Both bedrooms enjoy pleasant views over the communal gardens to the front and side of the property, with the principal bedroom further enhanced by a range of built-in wardrobes providing excellent storage.

The kitchen is fitted with a range of matching wall and base units incorporating a one-and-a-half bowl sink and offers space for a freestanding cooker, fridge/freezer and washing machine.

The bathroom is appointed with a panelled bath with handheld shower attachment, wash hand basin and WC.

The bright and spacious sitting/dining room features an electric fireplace as a focal point. Glazed doors lead through to the adjoining sun room, a delightful space from which to enjoy attractive views of the private garden.

### OUTSIDE

The property is approached via attractively maintained communal grounds, with a paved pathway leading to the covered entrance porch. A private fenced area provides a small patio bordered by a variety of established shrubs. An external store is conveniently located adjacent to the entrance porch.

To the rear, the private garden is predominantly laid to lawn with a paved patio adjoining the property, complemented by well-stocked flower borders. The garden also provides pedestrian access to the garage, which benefits from light and power, an electric roller door, and a private driveway immediately to the front. In addition, communal parking is available nearby for residents and visitors.

### AGENTS NOTE

There is a service charge of approximately £105 per calendar month. the communal areas and drainage are managed by Smart Block Management.

### SERVICES

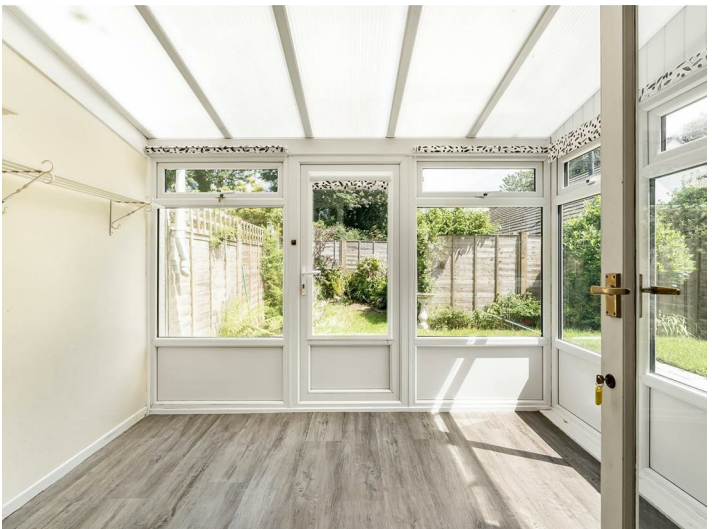
Mains water and electricity. Electric Heating. Drainage via a communal cesspit. Broadband availability: Ultrafast. Mobile phone coverage: Good outdoor and variable in-home. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

Strictly by appointment with the vendors appointed agents Stags, Wadebridge - 01208 222333.

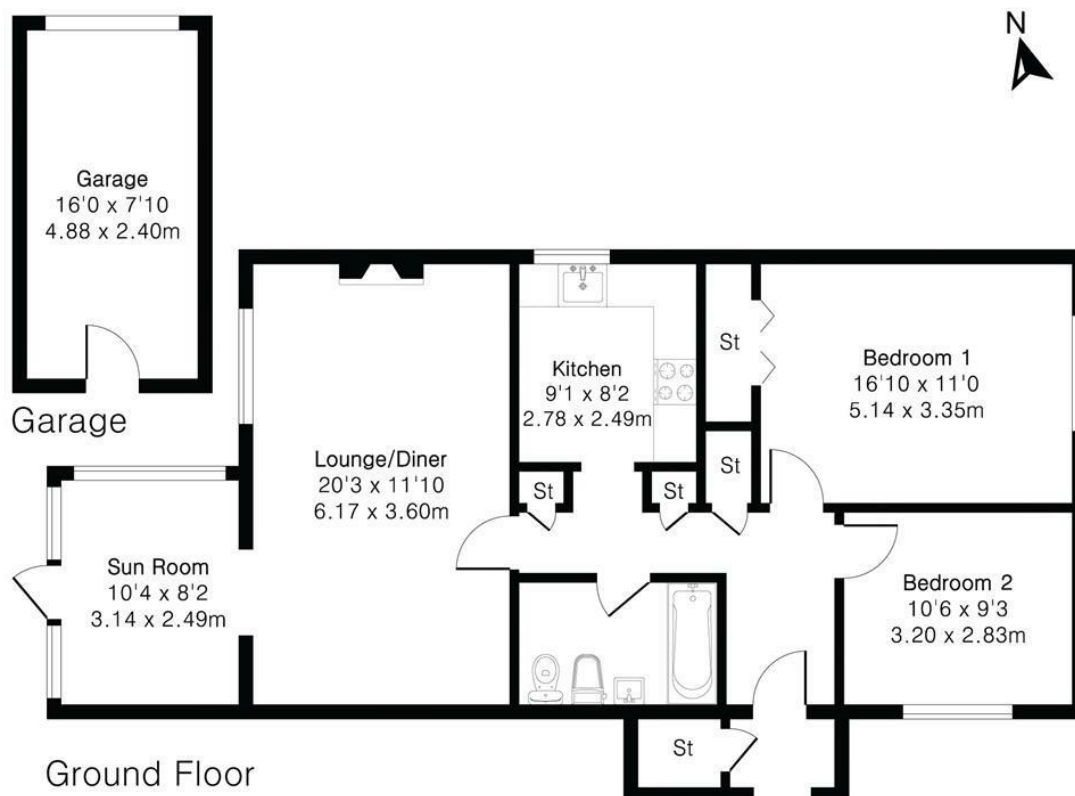
### DIRECTIONS

What3Words: ///greet.crusher.adapt



## Approximate Gross Internal Area 888 sq ft - 83 sq m (Excluding Garage)

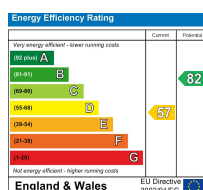
Garage Area 126 sq ft – 12 sq m



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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