



2 Trelawney Court

Rock

Guide Price: £425,000

JB ESTATES

EST.  1971

2 Trelawney Court

Rock, PL27 6PP

Situated in the development of Trelawney Court, this 2-bedroom bungalow presents a charming bolthole just off Rock Road. Benefitting from a wrap-around garden & patio with designated parking, all located just a short walk from Rock's local amenities and less than a 5-minute drive from the beach. EPC Band E.

- 2 bedrooms, 1 bathroom
- Open plan living/kitchen/dining room with patio doors leading out onto the private garden
- Wrap-around Garden with patio area and a lawned area enjoying much privacy
- Allocated parking for 1 vehicle in the communal car park
- Within walking distance to the village amenities and the local primary school
- In all about 93.9 sq. m (1010.4 sq. ft.)

Rock 0.5 miles, Port Isaac 6 miles, Wadebridge 7.5 miles,
Bodmin Parkway 18 miles, Newquay Airport 20 miles

Viewings by appointment

Guide Price: £425,000

LONG LEASEHOLD (Share of Freehold)



THE PROPERTY

2 Trelawney Court is a well-presented terraced one-storey property located in the development of Trelawney Court, tucked away just off Rock Road. Offering two double bedrooms with a family bathroom and utility room as well as an open-plan living/kitchen/dining room. Currently a holiday home, the open-plan living leads out to the private rear garden comprising a combination of patio and lawn garden with an external storage shed and a hot tub that enjoys countryside vistas. To the front, the property benefits from a communal car park with an allocated parking space for 1 vehicle.

ACCOMMODATION

GROUND FLOOR: Porch | Entrance Hall | Two double bedrooms | Family bathroom | Utility room | Open plan living/kitchen/dining room

LOCATION

Located in Rock, the property is situated in one of the most sought-after destinations along the North Cornish coast renowned for its outdoor leisure activities including sailing, canoeing, water skiing, gig rowing, windsurfing, golf and scenic coastal walks. The area boasts an abundance of fine beaches in particular Daymer Bay and Polzeath, as well as good, year-round shopping facilities. Within the local area there are a wealth of excellent restaurants and pubs including The Mariners Pub in Rock, Nathan Outlaw's Restaurant in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi present easy access to Padstow with an enjoyable trip across the river. The market town of Wadebridge is located just five miles away, it is home to an excellent range of shops and independent restaurants.

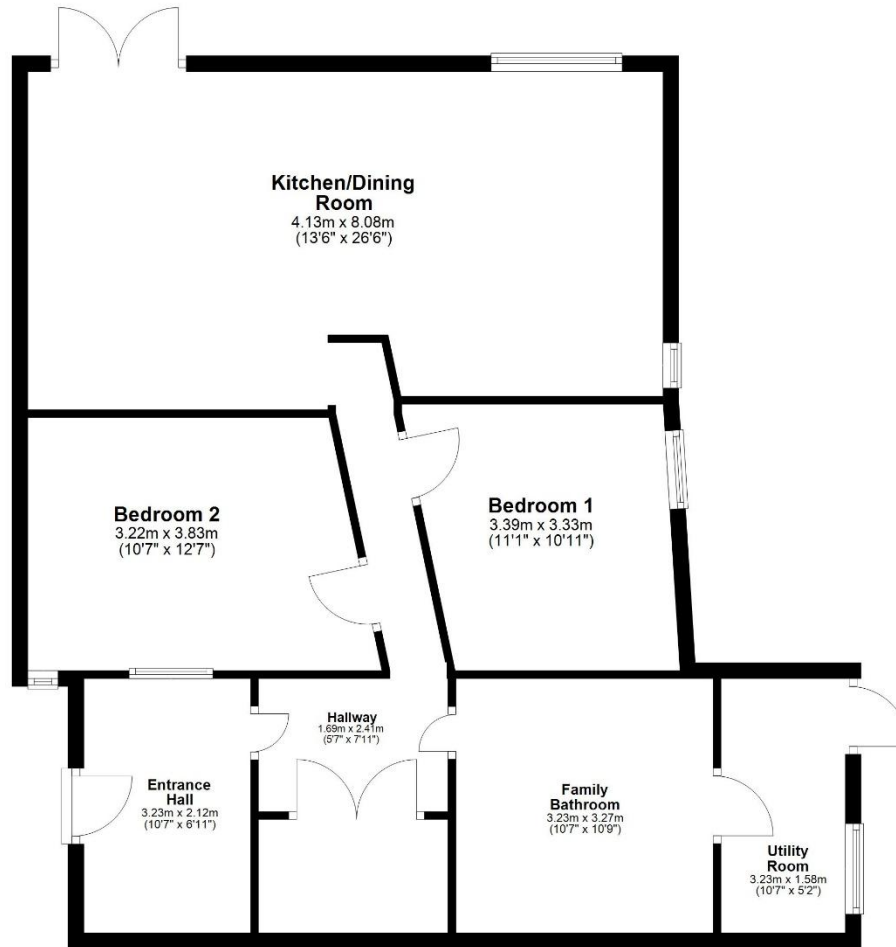
SERVICES

Mains water, electricity and drainage. Gas central heating system (Calor).



Ground Floor

Approx. 93.9 sq. metres (1010.4 sq. feet)



Total area: approx. 93.9 sq. metres (1010.4 sq. feet)

This plan is for illustrative purposes only. Measurements of doors, windows and rooms are approximate and should not be relied upon.

