



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

25 Valley View

St Teath

PL30 3LQ



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £320,000**



Changing Lifestyles

01208 814055

# 25 Valley View, St Teath, PL30 3LQ



Immaculately presented detached bungalow offering stylish and contemporary living throughout...

- Immaculately presented 3-bedroom detached bungalow in a sought-after village location
- Two generous double bedrooms plus a well-sized single bedroom
- Bright and airy living room with sliding patio doors opening to the garden
- Solar panels providing improved energy efficiency and reduced running costs
- Gated Entrance
- Private Rear Garden
- Popular Town Location
- Council Banding - C
- EPC - D



25 Valley View presents a wonderful opportunity to acquire an immaculately presented three-bedroom detached bungalow in the highly sought-after village of St. Teath.

This impressive home offers two generous double bedrooms and a well-proportioned single bedroom, complemented by a modern and stylish showeroom.

Upon entering, you are welcomed by a spacious hallway providing loft access via a fitted ladder, the loft is boarded, insulated, and equipped with lighting, offering excellent additional storage. From the hallway, doors lead to the three bedrooms and the bright, well-sized living room, which enjoys sliding patio doors opening directly onto the garden, creating a lovely flow of natural light.



The modern kitchen/diner provides ample space for cooking and family dining, while the adjoining utility room offers practicality with direct access to both the garage and the conservatory. The conservatory is a peaceful retreat where you can sit and enjoy views of the beautifully maintained, private rear garden, perfect for relaxing or entertaining. 2 garden sheds make for added convenience.

An added benefit to this superb home is the inclusion of solar panels, helping to improve energy efficiency and reduce running costs.

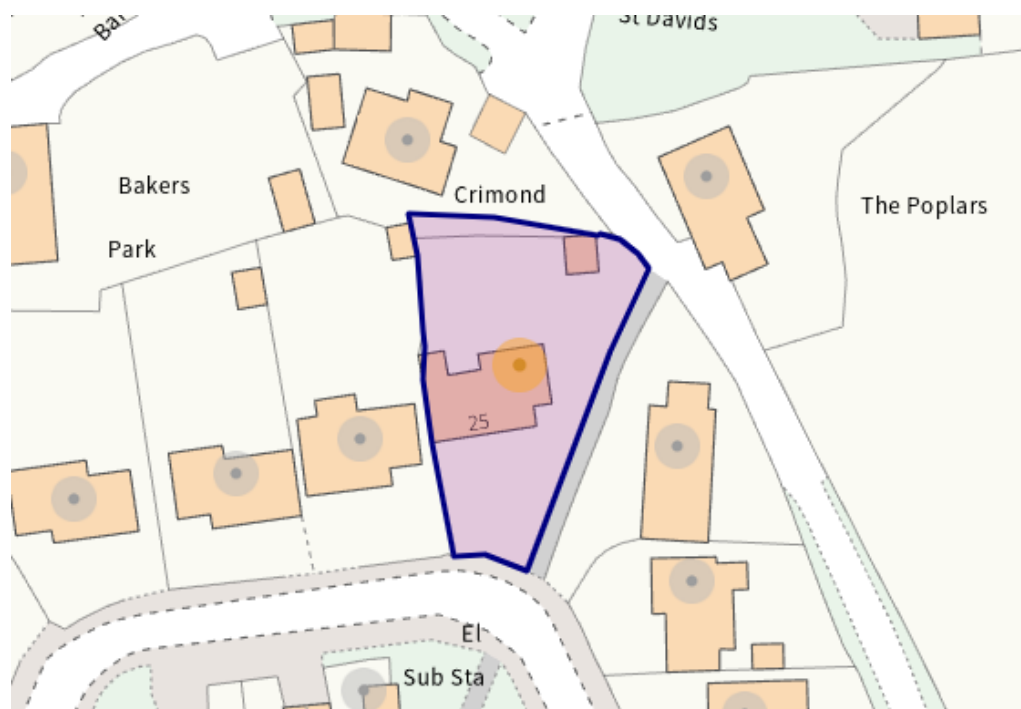
25 Valley View combines comfort, quality, and practicality in a fantastic village setting, a property that truly must be viewed to be fully appreciated.

# Changing Lifestyles

Nestled between the rugged North Cornwall coastline and the rolling countryside, St Teath is a charming and well-connected village offering the perfect balance of community spirit and rural tranquillity. The village itself features a traditional village green, a popular local pub, a well-stocked shop and post office, and a welcoming parish church, creating a strong sense of local life and convenience.

Situated just a short drive from the vibrant towns of Camelford and Wadebridge, residents enjoy easy access to a wide range of amenities, shops, schools, and leisure facilities. The A39 Atlantic Highway is nearby, providing excellent links to Padstow, Bude, and Newquay, while the stunning beaches and coastal walks of Port Isaac, Trebarwith Strand, and Polzeath are all within easy reach.

St Teath is a wonderful location for those seeking a friendly village atmosphere with the beauty of the Cornish countryside and coastline close at hand, ideal for both full-time living and a peaceful retreat.



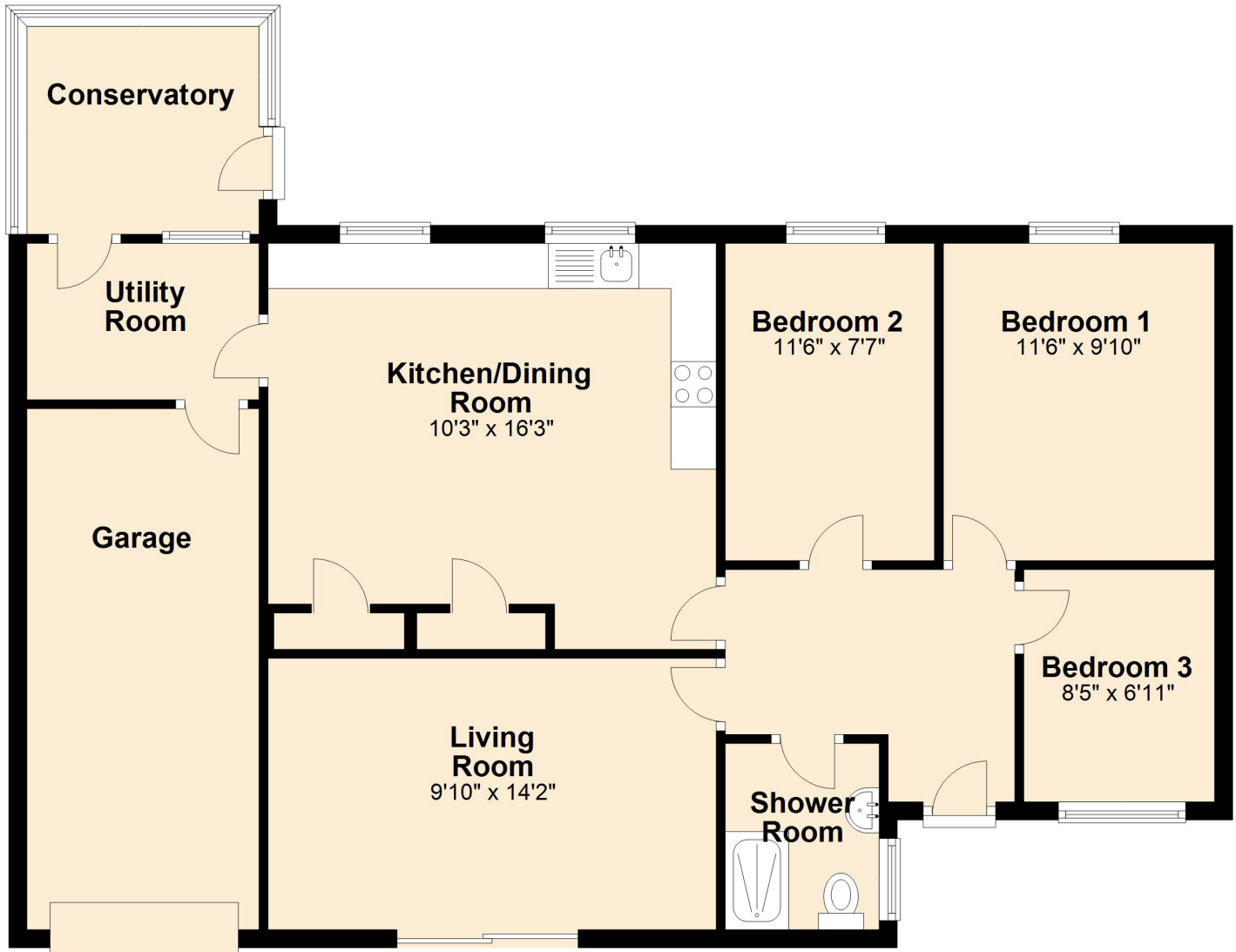
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:



## Ground Floor

Approx. 988.0 sq. feet



Total area: approx. 988.0 sq. feet

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.

### Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

#### PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.