Bond Oxborough Phillips

Changing Lifestyles

17 Trehannick Close, St Teath PL30 3LF

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £280,000







17 Trehannick Close, St Teath PL30 3LF

A beautifully positioned three double bedroom home in a sought-after village setting – offering space, comfort and lifestyle in equal measure

- Three Double Bedrooms
- Quiet cul-de-sac position
- Bright and spacious lounge/ dining area
- Owned Solar Panels
- Well-equipped kitchen with garden outlook
- Detatched Corner Plot
- Enclosed rear garden with patio and lawn
- Sought-after village location Ideal family home or first-time purchase
- Garage
- EPC - D
- Council Tax Band - D







Set within the charming and historic village of St Teath, this attractive three double bedroom detached home occupies a desirable position at the corner of the well-kept cul-de-sac.
Combining generous living space with a welcoming village atmosphere, the property presents an ideal opportunity for families, first-time buyers or those seeking a lifestyle move to North Cornwall.

Upon entering, a bright and spacious hallway sets the tone for the rest of the home, providing access to the three bedrooms.

The sitting room and dining area form a wonderful sociable space. This inviting area is perfect for both everyday living and entertaining.

The kitchen is well-appointed with a range of base and wall units, oven and grill, electric hob, sink and space for appliances.

A rear-facing door leads directly into the well maintained garden. Offering a pleasant outdoor space to enjoy throughout the seasons.. The garage is also accessable via the garden.

To the front, the property benefits from off-road driveway parking for two vehicles, alongside a neatly maintained lawn and pathway leading to the entrance.

St Teath is a highly regarded North Cornwall village, known for its strong sense of community and picturesque surroundings. Within walking distance, you'll find a well-regarded primary school, local shop, café, church and traditional village pub.

The bustling town of Wadebridge lies approximately 7.6 miles away, offering a wide variety of shops, restaurants and amenities, along with access to the renowned Camel Trail. The stunning coastal village of Port Isaac is just 5 miles away, famed for its scenic beauty and charm.

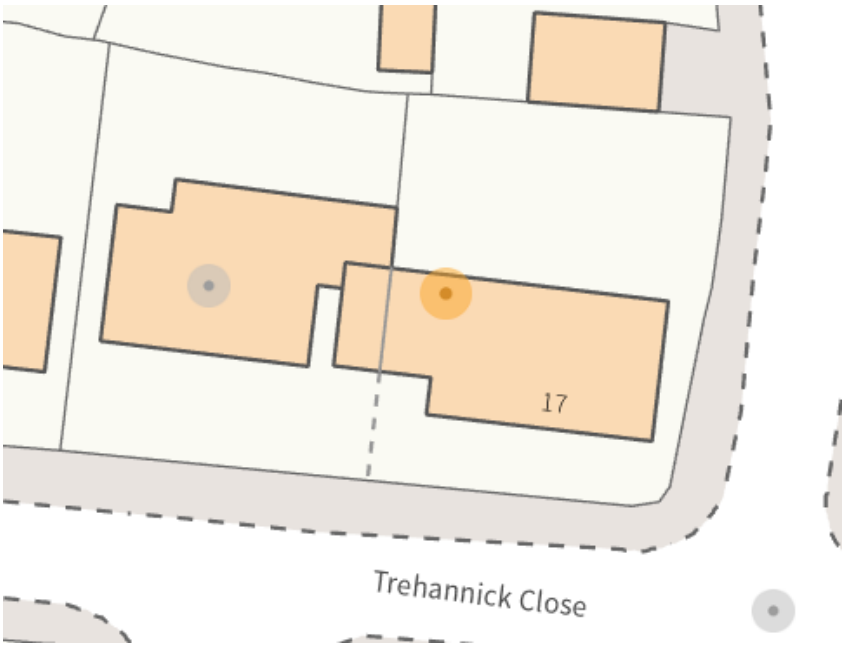
Excellent transport links include regular bus services across North Cornwall, mainline rail connections from Bodmin Parkway, and Newquay Airport providing a range of domestic and international flights.











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.



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 recieve a referal 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.