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Oxborough
Phillips

Changing Lifestyles

35 Valley View

St Teath

PL30 3LQ



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Starting Bid - £250,000



Changing Lifestyles

01208 814055

35 Valley View, St Teath, PL30 3LQ



35 Valley View - A Spacious Detached Bungalow Offering Three Bedrooms, Generous Gardens & Exciting Potential to Finish and Make Your Own.

- Three Double Bedrooms
- Principal Bedroom with Stylish En Suite
- Spacious Conservatory/Living Room
- Generous Kitchen with Further Potential
- Modern Family Bathroom
- Practical Boot Room & Separate Utility
- Partially Renovated with Finishing Works Required
- Fantastic Opportunity to Personalise & Add Value
- Large, Private & Enclosed Rear Garden
- Low-Maintenance Outside Space
- Ample Off-Road Parking
- Generously Sized Garage
- Popular Village Location



Positioned within a popular residential development in the sought-after village of St Teath, 35 Valley View is a spacious three-double-bedroom detached bungalow offering generous accommodation, ample parking, a garage and a particularly impressive private rear garden.

The property has already undergone a considerable amount of improvement and renovation, with several areas finished to a modern standard. However, there are still works to be completed, presenting an exciting opportunity for the next owner to finish the home to their own taste and specification. With much of the groundwork already undertaken, this is a property with plenty of potential for buyers looking to create a home of their own rather than taking on a complete renovation project.

Approaching the bungalow, a driveway and additional gravelled parking area provide ample off-road parking, with access also provided to the substantial garage.

Stepping inside, you are welcomed into a superb boot room, a particularly practical addition to the home. Finished with slate flooring, built-in seating, hanging space and shoe storage, it provides the perfect place to leave coats, boots and muddy paws before continuing into the main accommodation.

From here, a further door leads into the hallway, which connects the various rooms of the bungalow. A separate utility room provides excellent additional storage and workspace, with fitted cupboards, a sink and designated spaces for both a washing machine and tumble dryer.

The sleeping accommodation is particularly generous, with three genuine double bedrooms. Bedrooms two and three both overlook the rear garden, with bedroom two also benefiting from excellent built-in storage.

The principal bedroom is a spacious room positioned towards the front of the property and is complemented by its own private en suite bathroom. Beautifully finished, the en suite is a real feature of the home, offering a freestanding bath alongside a separate walk-in rainfall shower, W.C. and wash basin with storage beneath.

Serving the remaining bedrooms is a separate family bathroom, fitted with a modern suite including a bath with shower over, W.C. and wash basin.

Moving through to the kitchen, there is a good range of fitted wall and base units, plenty of worktop space and room for a freestanding cooker and American-style fridge/freezer. The kitchen provides a great foundation for someone to further enhance or personalise, while connecting naturally with the living accommodation beyond.

To the rear of the bungalow is arguably one of its most enjoyable spaces: the conservatory/living room. Bright and spacious, extensive glazing allows plenty of natural light into the room, while an insulated roof makes it a much more usable everyday living space. Patio doors open directly onto the rear garden, creating an excellent connection between the inside and outside.

The garden itself is a major selling point. Private, enclosed and designed with low-maintenance living in mind, it offers a substantial gravelled area alongside a paved patio, providing plenty of room for outdoor furniture, entertaining and enjoying the sunshine. Its size also gives a future owner plenty of scope to introduce further planting or landscaping if desired. A gated area to the side provides additional useful storage and houses the oil tank.

Completing the property is the generously sized garage, offering excellent storage alongside light and power, while the driveway and additional gravelled area provide plenty of parking.

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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Changing Lifestyles

St Teath is a highly regarded and thriving North Cornwall village, offering an excellent balance between peaceful village life and convenient access to the surrounding towns, countryside and spectacular coastline.

At the heart of the village is a strong and welcoming community, centred around the village square and church. Everyday amenities include a village shop and Post Office, popular public house, primary school and village hall, making St Teath particularly well suited to families, those looking to downsize and anyone seeking a genuine village environment.

For a wider range of facilities, Wadebridge and Camelford are both within easy driving distance, providing supermarkets, independent shops, cafés, restaurants, schools and leisure facilities. The larger town of Bodmin is also accessible, offering further amenities and a mainline railway station at Bodmin Parkway with connections further afield.

One of St Teath's biggest attractions is its proximity to the North Cornwall coastline. The picturesque harbour village of Port Isaac is only a short drive away, while popular destinations including Polzeath, Rock and Daymer Bay are also readily accessible. The surrounding countryside provides an abundance of walking routes and opportunities to enjoy everything this particularly attractive part of Cornwall has to offer.

For those wanting a quieter village setting without feeling isolated, St Teath provides an excellent base from which to enjoy both the coast and countryside of North Cornwall.



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.

Virtual Tour:



Changing Lifestyles



Approximate total area⁽¹⁾
1133 ft²
105.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.