Bond Oxborough Phillips

Changing Lifestyles

22 Trehannick Close, St Teath, PL30 3LF

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £245,000







22 Trehannick Close, St Teath, PL30 3LF

Attractive two-bedroom semi-detached bungalow with enclosed garden, driveway parking and en-suite facilities, currently a successful holiday let and sold fully furnished with no holiday-use restrictions.

- Spacious two bedroom semi- detached bungalow
- Sold with contents included – ready to enjoy or let
- No holiday-use restrictions – suitable as a main residence
- Practical kitchen/dining area
- Patio doors opening onto the rear garden
- Private driveway providing off-road parking
- Excellent investment, holiday home or permanent residence opportunity
- Peaceful village setting in St Teath
- Council Banding - TBC
- EPC - TBC







Step inside this charming two-bedroom semi-detached bungalow via the entrance porch, which leads through into a welcoming living area, providing a comfortable space to relax and unwind. From here, the first bedroom is conveniently positioned to the front of the property and is currently arranged as a twin room, making it ideal for holiday guests.

Continuing along the hallway, you will find a practical kitchen/dining area, offering a functional space for preparing and enjoying meals. Patio doors open directly onto the rear garden, allowing plenty of natural light to flow through and providing easy access outside.

Positioned at the rear of the property, the second bedroom offers a further comfortable sleeping space and benefits from its own en-suite facilities. The room is enhanced by an attractive high-pitched ceiling, adding a sense of character and space.

Outside, the property enjoys a fully enclosed garden, providing a pleasant and private space for relaxing or entertaining, together with a private driveway offering convenient off-road parking.

Currently operating as a successful holiday let, the bungalow is offered for sale with the contents included, providing an excellent turnkey opportunity for those looking to continue the existing holiday letting business. Importantly, there are no holiday-use restrictions, meaning the property can equally be enjoyed as a main permanent residence, offering flexibility for a variety of buyers.

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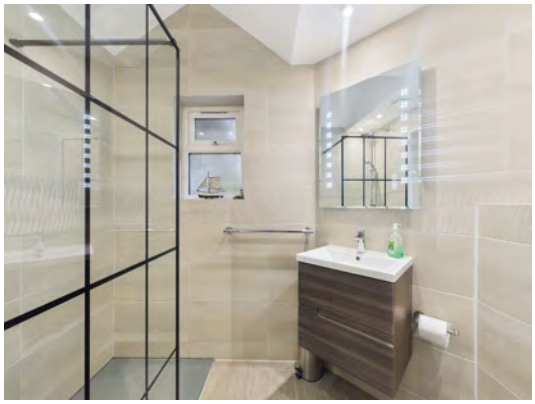
Situated within the popular and picturesque village of St Teath, in the heart of North Cornwall, this property enjoys a lovely village setting with a strong sense of community. St Teath offers a range of local amenities, including a traditional village pub, café, primary school and village facilities, making it an appealing location for both permanent residents and visitors.

The village is ideally positioned for exploring the beautiful North Cornwall coastline, with the historic fishing village of Port Isaac, the sandy surfing beach at Polzeath and the dramatic coastline around Tintagel all within easy reach. The nearby market towns of Camelford and Wadebridge provide a wider range of shopping, leisure and everyday amenities, with Wadebridge also offering access to the popular Camel Trail.

Combining village convenience with easy access to Cornwall's stunning coastline and countryside, St Teath is a wonderful location for enjoying all that North Cornwall has to offer.





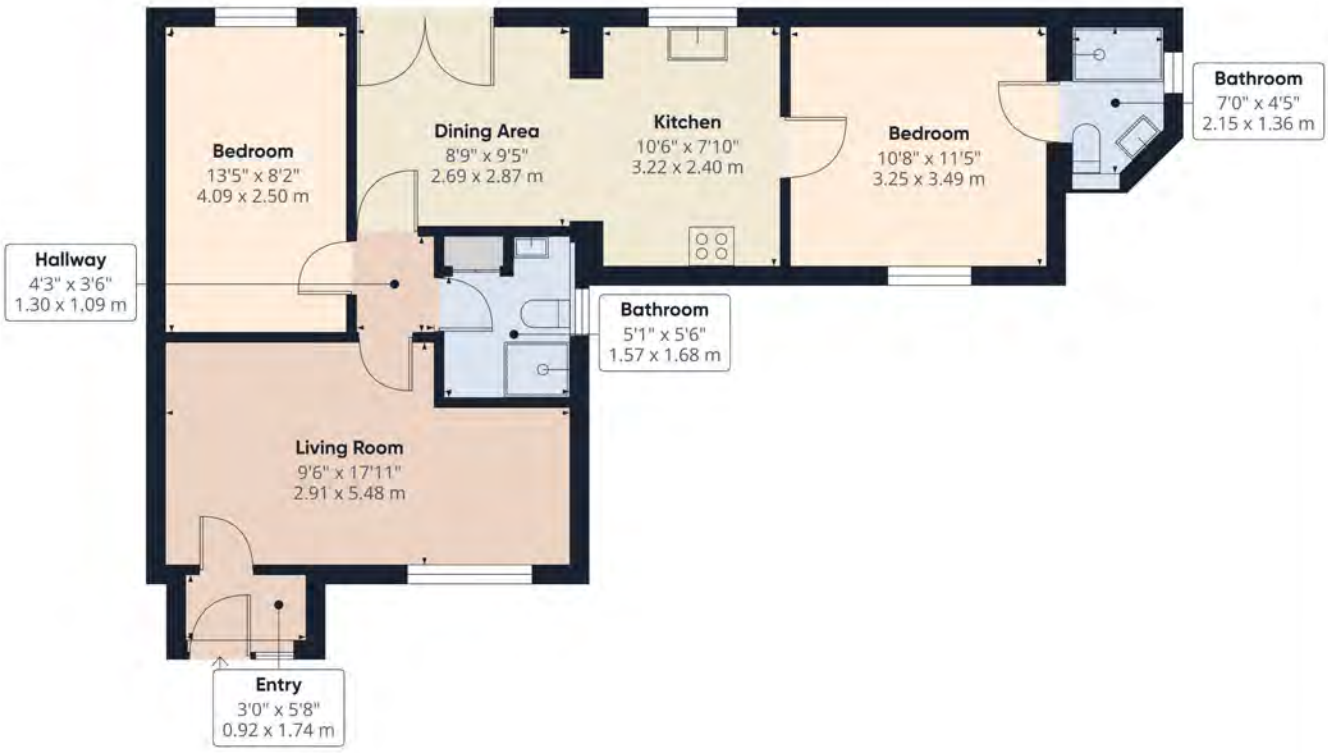






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Approximate total area(1)
656 ft²
61 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 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.