



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

29 Oak Park

St Tudy

PL30 3PG



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £495,000**



Changing Lifestyles

01208 814055



# 29 Oak Park, St Tudy

Immaculate Four-Bedroom Detached Home in the Desirable Village of St Tudy



- Impressive Detached Modern Home
- Four Bedrooms
- Family Bathroom & Master En-Suite
- Private Rear Garden
- Off-Road Parking and Attached Garage
- Popular Village Location
- EPC - TBC
- Council Banding- E



Welcome to 29 Oak Park, a beautifully presented four-bedroom detached home offering spacious and modern living in the heart of the popular village of St Tudy. With a bright and airy feel throughout, this immaculate property is perfect for families or anyone looking to enjoy village life in a stunning rural setting.



The ground floor boasts a generous living room that flows seamlessly into the dining room, creating an excellent space for both relaxation and entertaining. Around from here, you'll find a large, modern kitchen, which leads out to a sunroom, adding to the bright and airy theme of the house. The ground floor also benefits from a WC, a welcoming porch and entrance hall, as well as convenient inside access to the property's attached garage.



Upstairs, the home offers four well-proportioned bedrooms, including a spacious master bedroom with its own private en-suite. A stylish family bathroom serves the remaining bedrooms, ensuring comfort and practicality for the whole household.

Externally, the property boasts off-road parking and a private rear garden, providing a peaceful outdoor space to enjoy.

With its superb layout, high-quality finish, and sought-after location, 29 Oak Park is a fantastic opportunity for those looking to settle in the charming village of St Tudy.



# Changing Lifestyles

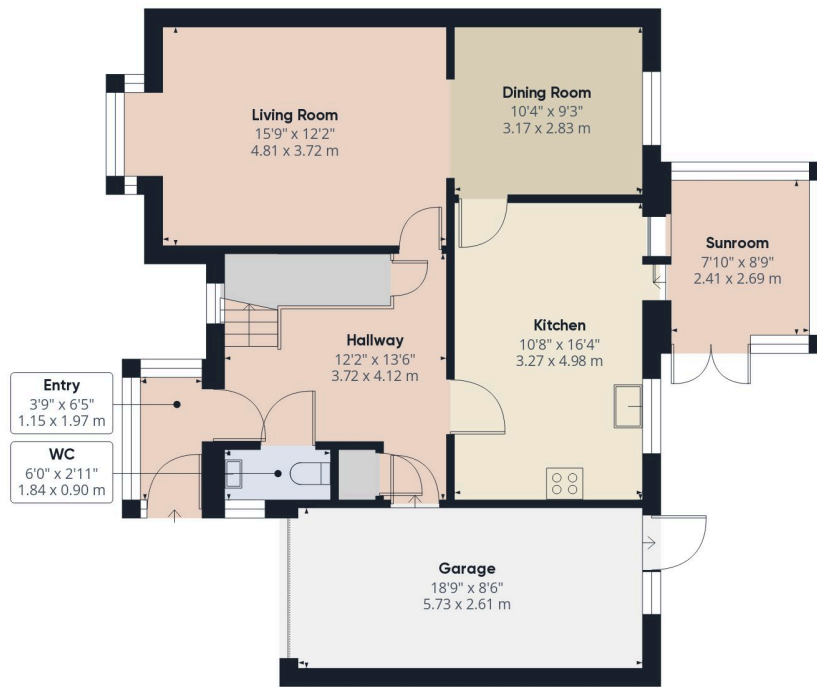
St Tudy is a picturesque and highly sought-after village nestled in the Cornish countryside, offering a perfect blend of rural charm and community spirit. Known for its traditional stone cottages, scenic surroundings, and welcoming atmosphere, the village boasts a strong sense of community with a well-regarded village shop, a pub and a historic church at its heart. St Tudy is ideally located for those who enjoy outdoor pursuits, with easy access to Bodmin Moor, the Camel Trail, and the stunning North Cornwall coastline. Despite its peaceful setting, the village remains well-connected, with the nearby towns of Wadebridge and Bodmin providing a wider range of amenities, schools, and transport links. Whether you're seeking a tranquil retreat or a family-friendly location, St Tudy offers an idyllic place to call home.



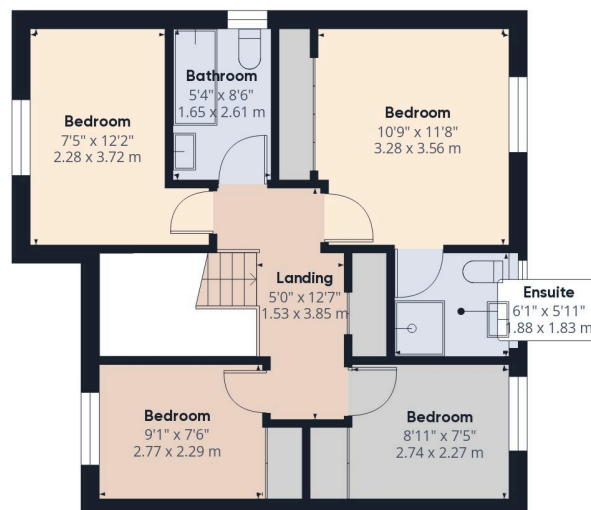
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

## 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.

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.