



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Valley View

St Teath

PL30 3LQ



BRITISH  
PROPERTY  
AWARDS

2023

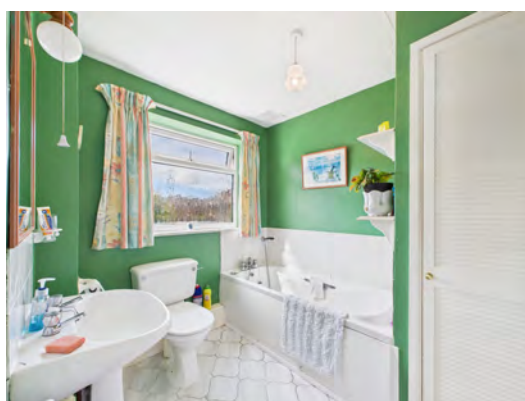
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £290,000**



Changing Lifestyles

01208 814055



# 19 Valley View, St Teath



A well-presented and thoughtfully reconfigured detached bungalow, situated in a quiet residential area of the ever-popular village of St Teath.

- Impressive Detached Bungalow
- Two Bedrooms
- Family Bathroom
- Spacious Kitchen
- Log Burner
- Private Front and Rear Gardens
- Off-Road Parking
- Popular Village Location
- EPC - E
- Council Banding- C



Originally designed as a three-bedroom home, the interior has been reimagined to enhance space and comfort. The third bedroom has been converted into a spacious family bathroom, allowing for a more generous layout throughout.

The former garage has been transformed into a stylish and contemporary kitchen, which now also serves as the property's main entrance. From here, you step into a bright and airy dining room, ideal for hosting family meals or entertaining guests. This room also provides access to the rear garden, and features a wood burner cleverly positioned between the dining area and the adjacent lounge – allowing both spaces to benefit from its warmth and character.



Beyond the lounge lies the original entrance hall, which now leads to two generous double bedrooms and the modern family bathroom, all arranged to offer both privacy and ease of living.

Externally, the property enjoys private off-road parking, a well-maintained front garden, and an enclosed rear garden, perfect for relaxing or enjoying the outdoors.

19 Valley View is a unique and versatile home, offering a great opportunity for buyers looking to enjoy village life in a comfortable, modernised setting – all within easy reach of North Cornwall's stunning coastline and countryside.



# Changing Lifestyles

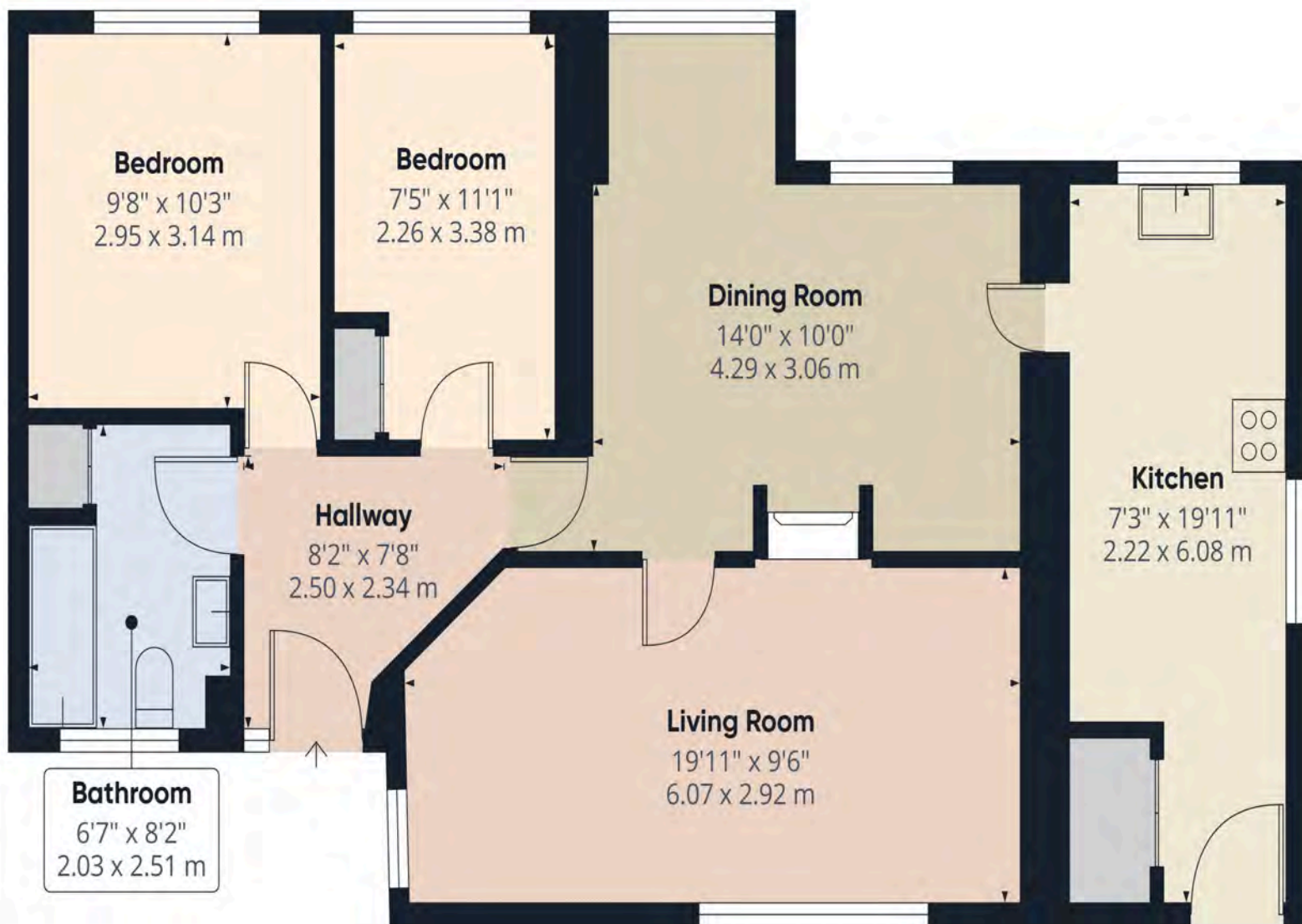
St Teath is a charming and well-connected village nestled in the North Cornwall countryside, offering a wonderful balance of rural tranquility and community spirit. Centred around a traditional village square, it boasts a popular pub, a well-regarded primary school, a village shop, and a welcoming church – all contributing to its friendly and close-knit atmosphere. Just a short drive from the stunning North Cornish coastline, including nearby Port Isaac and Polzeath, St Teath is ideally positioned for those seeking a peaceful lifestyle with easy access to beautiful beaches, scenic walks, and the wider amenities of towns like Wadebridge and Camelford.



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:





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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.

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