



Bond
Oxborough
Phillips

Changing Lifestyles

11 Vildebeest Road
St Eval
PL27 7UA



BRITISH
PROPERTY
AWARDS

2023

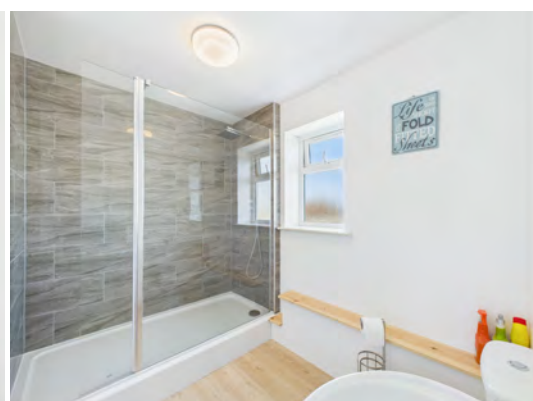
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



OIEO Price - £310,000



Changing Lifestyles

01208 814055

11 Vildebeest Road, St Eval, PL27 7UA



A Modern 3-Bedroom Semi-Detached Home with Stunning Kitchen Extension & Parking

- Stylish 3-bedroom semi-detached home
- Stunning rear kitchen/dining/living extension
- Cosy lounge with wood-burning stove and red brick fireplace
- Modern bathrooms on both floors
- Private rear garden with large storage shed
- Side access and 2 allocated parking spaces
- Chain-free and ready to move into
- Coastal Location!
- Council Banding - B
- EPC - C



Set in the peaceful village of St Eval, just a short drive from Cornwall's renowned coastline, this beautifully presented three-bedroom semi-detached home offers stylish, modern living with a spacious rear extension, private garden, and two allocated parking spaces. Offered with no onward chain, this property is ready to move straight into.

On arrival, you're welcomed into a light and inviting hallway that sets the tone for the rest of the home. To the right, the living room provides a cosy retreat – a generous space featuring a wood-burning stove set in a charming red brick fireplace, adding warmth and character.

Moving through the hall, the heart of the home opens up into a stunning open-plan kitchen, dining, and living area – ideal for both everyday family life and entertaining. The kitchen is sleek and modern, complete with integrated appliances and plenty of workspace. There's ample room for a large dining table, and a utility room adds practical convenience.

This beautifully designed space is flooded with natural light thanks to skylights and expansive bi-fold doors, which open directly onto the rear garden – perfect for alfresco dining and seamless indoor-outdoor living. A contemporary ground-floor bathroom with a walk-in shower, WC, and basin completes the downstairs.

Upstairs, the landing leads to three well-proportioned bedrooms, two of which feature built-in wardrobes, maximising space and storage. A modern family bathroom with a large walk-in shower, WC, and basin serves this floor, offering comfort and style for everyday living.

Outside, the private rear garden provides a secure and sunny space with a large shed for extra storage. Side access leads to the front, where the property benefits from two allocated parking spaces.

Perfectly suited for families, professionals, or those seeking a low-maintenance home near the coast, 11 Vildebeest Road is a fantastic opportunity in a popular residential area.

Ready to go and chain-free – early viewing is highly recommended.

Changing Lifestyles

Nestled in the peaceful Cornish countryside, St Eval offers a tranquil village setting just a short drive from some of North Cornwall's most sought-after coastal destinations. Ideally located between Padstow (around 15 minutes by car) and Newquay, it provides the perfect base for exploring the stunning beaches, rugged cliffs, and scenic coastal paths of the area.

The golden sands of Mawgan Porth, Porthcothan, Harlyn Bay, and Constantine Bay are all within easy reach, making St Eval a fantastic choice for beach lovers, walkers, and surfers alike. Despite its rural feel, the village is well-connected and within easy access of local amenities, excellent schools, and transport links.

Whether you're looking for a peaceful retreat or a base to enjoy the very best of the Cornish coast, St Eval offers a wonderful balance of countryside charm and coastal convenience.



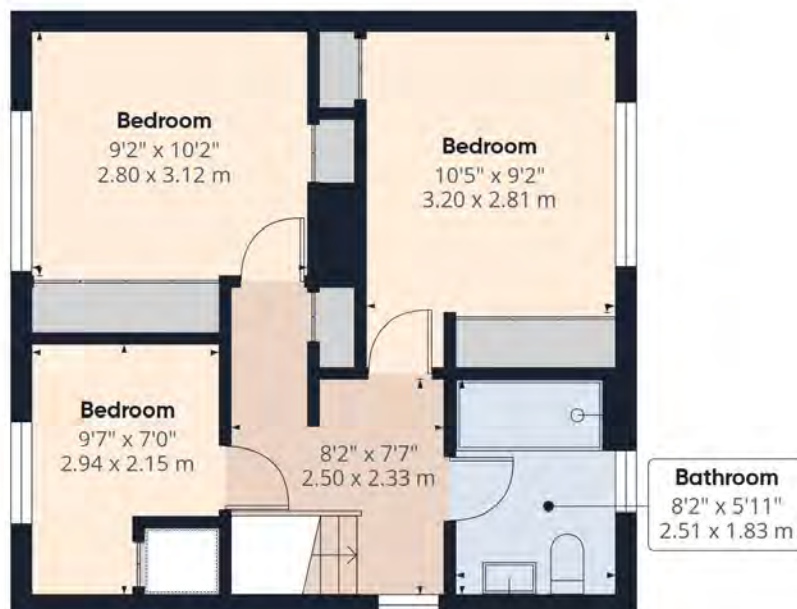
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

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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.