



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

20 Trehannick  
Close, St Teath,  
PL30 3LF



BRITISH  
PROPERTY  
AWARDS

2025

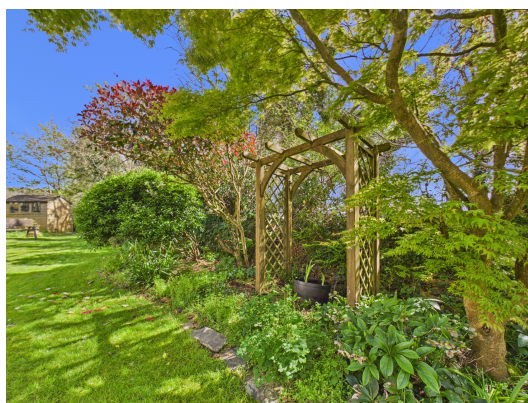


**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £300,000**



Changing Lifestyles

01208 814055

# 20 Trehannick Close, St Teath, PL30 3LF



20 Trehannick Close – A spacious 3-Bedroom Detached Bungalow on a Generous Plot

- Beautifully presented detached three-bedroom bungalow in the desirable village of St Teath, Cornwall
- Spacious living/dining room filled with natural light from large windows
- Well-appointed kitchen with integrated appliances and direct garden access
- Three generous double bedrooms and a modern wet room style bathroom
- Private rear garden with cobbled patio area and useful garden shed
- Driveway parking, garage, and neatly maintained front garden
- Peaceful village setting offering comfortable and versatile single-level living
- Council Banding - D
- EPC -



Positioned within the ever-popular and characterful village of St Teath, 20 Trehannick Close is a well-presented three double bedroom detached home, with garage.

Set within a quiet and neatly maintained cul-de-sac. Offering both generous accommodation and a friendly village setting, the property will appeal to families, first-time buyers, or those looking to embrace a relaxed North Cornwall lifestyle.

A light and spacious entrance hallway welcomes you in and provides access to all three bedrooms, setting a bright and comfortable tone throughout.

The main living space combines a sitting and dining area, creating a versatile and sociable environment ideal for both day-to-day living and hosting guests.

The kitchen is fitted with a range of wall and base units, along with an oven and grill, electric hob, sink, and space for additional appliances. A door from the kitchen opens out to the rear garden.

Through one of the bedrooms you can access the garage internally, with the choice of accessing from the front of the garage also.

This wonderful property is sold with NO ONWARDS CHAIN.

Please call to arrange a viewing - 01208 814 055

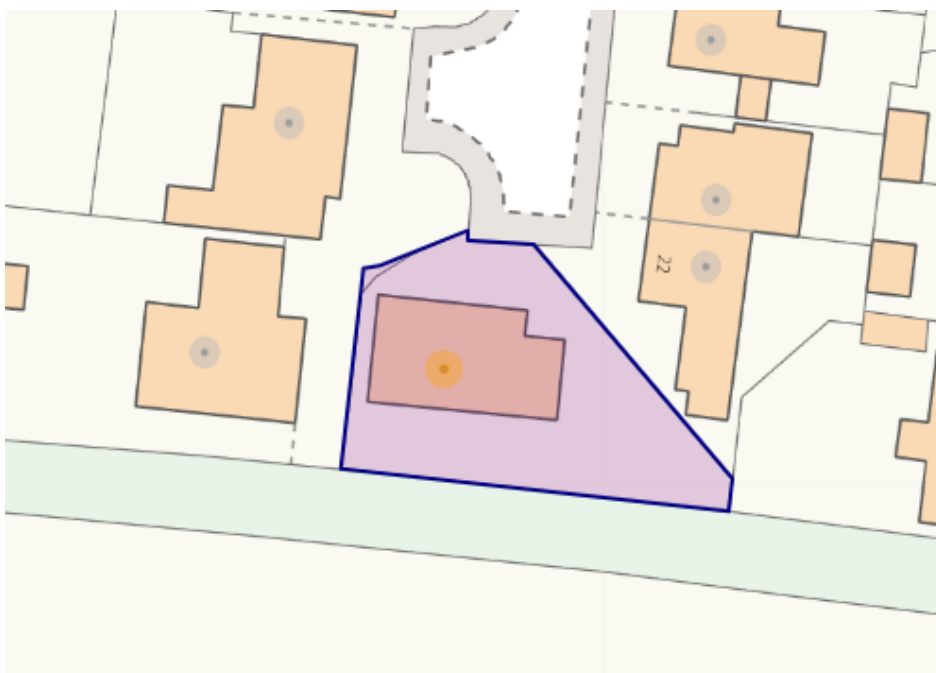


# Changing Lifestyles

Situated in the heart of the picturesque village of St Teath, 20 Trehannick Close enjoys a peaceful setting within a quiet residential cul-de-sac, known for its well-kept surroundings and sense of community.

The village itself offers a traditional Cornish charm, complete with a popular local pub, village green, and everyday amenities, while the stunning North Cornwall coastline and nearby towns such as Wadebridge and Port Isaac are just a short drive away.

Combining rural tranquillity with convenient access to coastal and town life, this location is perfectly suited to those seeking a balanced and relaxed lifestyle.



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<sup>(1)</sup>  
991 ft<sup>2</sup>  
92.1 m<sup>2</sup>

(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.