



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Trefleur Close

Boscastle

PL35 0EP



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £375,000**



Changing Lifestyles

01208 814055

# 1 Trefleur Close, Boscastle



Nestled in the heart of the renowned fishing village of Boscastle, Bond Oxborough Phillips proudly presents its newest offering—an exquisite three-bedroom detached bungalow that epitomizes..

- Impressive Detached Bungalow
- Family Bathroom & One En-Suite
- Good Size Plot
- Spacious Kitchen
- Conservatory
- Large Private Rear Garden
- Off-Road Parking
- Popular Village Location
- EPC - F
- Council Banding- C



Nestled in the heart of the renowned fishing village of Boscastle, Bond Oxborough Phillips proudly presents its newest offering—an exquisite three-bedroom detached bungalow that epitomizes both charm and practicality. Positioned on a generous plot, this residence boasts a meticulously maintained and expansive garden, providing a serene retreat in the midst of this picturesque locale.

As you enter the property, you'll be welcomed by the warmth of a well-designed interior that seamlessly combines comfort and style. The spacious living areas are complemented by a delightful conservatory, offering an inviting space to relax and bask in the natural light. With three bedrooms, this home caters to the needs of families, providing ample room for both personal space and communal gatherings.



The property's thoughtful design extends outdoors, where the well-kept garden becomes an extension of the living space a perfect backdrop for outdoor activities, entertaining guests, or simply enjoying the tranquillity of Boscastle. The convenience of dedicated parking adds to the practicality of this residence, ensuring that every aspect of daily life is effortlessly accommodated.

This bungalow presents an excellent opportunity for families seeking a harmonious blend of village life and modern comfort. Whether you're drawn to the allure of Boscastle's historical charm this property is poised to become a cherished haven for those looking to make the most of village living.

# Changing Lifestyles



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:





Approximate total area<sup>(1)</sup>  
1023.91 ft<sup>2</sup>  
95.12 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

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.