



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

The Studio, Molesworth Court  
Tintagel  
PL34 0BZ



BRITISH  
PROPERTY  
AWARDS

2023

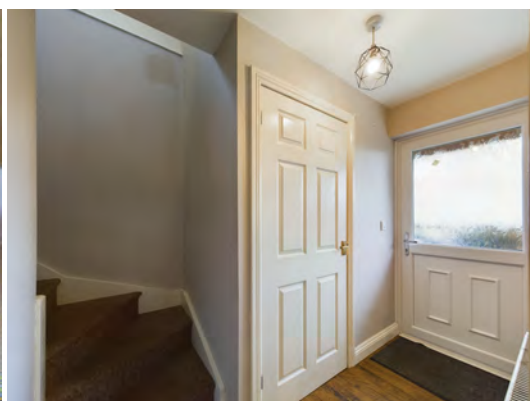


**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £260,000**



Changing Lifestyles

01208 814055

# The Studio, Molesworth Court, Tintagel



Set in the heart of Tintagel sits a fabulous two bedroom semi-detached home, with generous living space throughout..

- Impressive Semi-Detached Modern Home
- Family Bathroom
- Stunning views
- Spacious Kitchen & Living Space
- Practical Space
- Private Garden
- Great Investment
- No Onward Chain!
- Off-Road Parking
- Popular Location
- Council Banding - B
- EPC - E



Welcome to your dream home nestled in the heart of historic Tintagel, where modern comfort meets timeless charm. This delightful 2-bedroom semi-detached property offers a perfect blend of contemporary living and coastal tranquillity.

The Studio offers a great first floor layout, step into the inviting open plan kitchen and living area, flooded with natural light and providing a versatile space for entertaining or relaxing. The well-appointed kitchen boasts modern appliances and ample storage. A conveniently located hallway leads to a thoughtfully designed downstairs w/c, enhancing the functionality of the space.

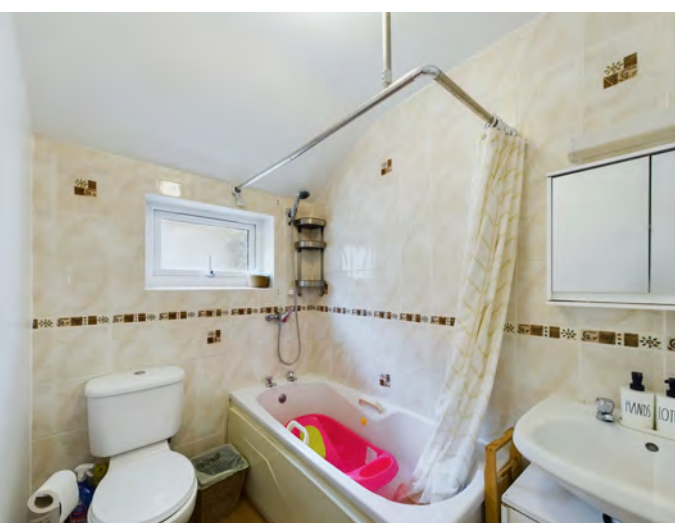
Ascend the staircase to discover two generously sized bedrooms. The master bedroom is a true retreat, complete with built-in wardrobes for your storage needs. The second bedroom offers flexibility, ideal for guests or as a dedicated home office space. The landing provides an additional area for customisation, whether it be a cozy reading nook or a display space for personal touches.

A well-placed airing cupboard adds practicality to your daily routine, ensuring a clutter-free living environment. The family bathroom is a haven of relaxation, featuring a w/c, basin, and a bath with a convenient shower unit – perfect for unwinding after a day of exploring Tintagel's picturesque surroundings.

Situated in the heart of Tintagel, this property offers the perfect balance of tranquillity and convenience. Immerse yourself in the rich history and stunning landscapes that surround this coastal haven, with local amenities, shops, and attractions just a stone's throw away.

Externally a patch of outdoor space comes included, ideal for a glass of wine or morning coffee. Equally the space could act as private parking for the property.

Don't miss the opportunity to make this beautifully appointed semi-detached property your home. Contact us today to arrange a viewing and experience the charm of Tintagel living at its finest!



# 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:





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.