



Bond
Oxborough
Phillips

Changing Lifestyles

Tralee
Tresparrrett
Camelford
Cornwall
PL32 9ST

Asking Price: £225,000

Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Tralee, Tresparrett, Camelford, Cornwall, PL32 9ST



- 2 BEDROOM DETACHED BUNGALOW
- NON TRADITIONAL CONSTRUCTION
- AVAILABLE WITH NO ONWARD CHAIN
- PLEASANT GARDENS
- AMPLE OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- QUIET RURAL LOCATION
- USEFUL WORKSHOP
- EPC RATING E
- COUNCIL TAX BAND A



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Occupying a quiet position on the outskirts of Tresparrett, is this well presented 2 bedroom (1 ensuite) detached bungalow believed to be of non-traditional construction. The property, built in 2005/2006, occupies a pleasant plot with raised decking area to the side of the residence as well as well tended garden, with ample off road parking and useful adjoining workshop. Available with no onward chain. EPC rating E. Council Tax Band A.

The property enjoys a pleasant quiet location on the outskirts of this tranquil North Cornish rural hamlet of Tresparrett, adjoining the village of Marshgate. Which between them offer a useful range of local village amenities including Public House, Post Office/General Stores and Places of Worship etc. Less than 3 miles from Boscastle and within 2 miles of some of the best of North Cornwall's beaches, this property is ideally placed for holidays and surfing pursuits. The coastal resort of Bude famed for its many nearby areas of outstanding natural beauty and popular bathing beaches is some 12 miles distant providing an extensive range of shopping, schooling and recreational facilities. The town of Launceston, being Cornwall's ancient Capital is some 14 miles and provides a convenient link to the A30 Trunk Road, which connects in turn to Okehampton and the Cathedral city of Exeter with its intercity railway network, airport and motorway links.

Entrance Hall - Storage cupboard.

Office/Storage - Fitted worktop. Window to front elevation

Dining Area - 8'9" x 9'5" (2.67m x 2.87m)
Window to front elevation.

Living Room - 10'9" x 19'3" (3.28m x 5.87m)
Large room housing log burner with patio doors leading to raised decking area and window to front elevation.

Kitchen - 8'9" x 9'5" (2.67m x 2.87m)
Extensive range of wooden units with work surfaces over and tiled splashback. The kitchen is fitted with a stainless steel sink and drainer unit with mixer tap. Space for oven and hob. Window to the rear elevation.

Utility - 4'10" x 6'2" (1.47m x 1.88m)
Space and plumbing for washing machine. Space for fridge/freezer. Window to rear elevation.

Bathroom - 7'9" x 6'2" (2.36m x 1.88m)
Panel bath with electric shower unit, pedestal wash hand basin. Flagstone flooring and frosted window to rear elevation. Extractor fan.

Bedroom 1 - 12' x 9'5" (3.66m x 2.87m)
Double bedroom with windows to side and front elevations. Leading to:

Ensuite - 5' x 5'6" (1.52m x 1.68m)
Enclosed corner shower with electric shower over, close coupled WC and wash hand basin. Extractor fan.

Bedroom 2 - 12'11" x 9'5" (3.94m x 2.87m)
Double room with window to rear elevation. Fitted wardrobes.

Workshop - 13'3" x 14'11" (4.04m x 4.55m)
Window to front elevation. Power and light connected.

Outside - Approached via a large gravelled driveway with ample off road parking for several vehicles. From the side of the property is a raised decking area, great for al fresco dining. The garden to the side of the property is mainly laid to lawn with raised vegetable beds and BBQ area at the far end. Useful timber shed and greenhouse.

Services - Mains Electric. Private Drainage. Oil Fired Heating

Agents Note - The property is believed to be of non-traditional construction. We would advise that any prospective purchaser should seek advice from their mortgage company if they are looking to take out a mortgage on the property.

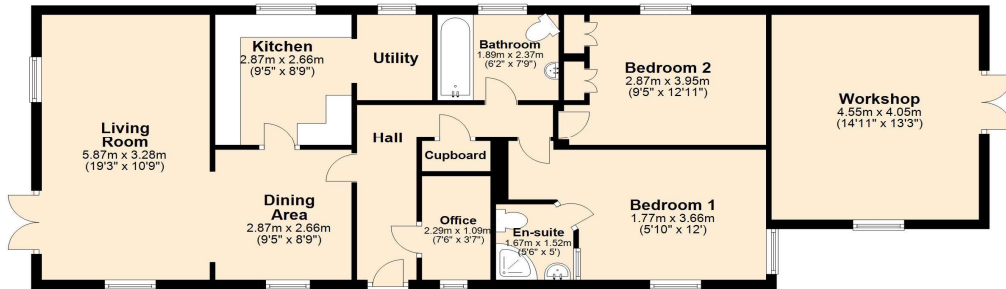


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Ground Floor
Approx. 90.6 sq. metres (974.7 sq. feet)



Total area: approx. 90.6 sq. metres (974.7 sq. feet)
Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Directions

From Bude town centre proceed out of the town towards Stratton turning right into Kings Hill opposite Bude Service Station. Upon reaching the A39 turn right signposted Camelford and continue along this road for approximately 8½ miles passing through Wainhouse Corner and after passing Cansford Quarry on the right hand side proceed up the hill and take the right hand turning signposted Marshgate. Continue and upon reaching the T- Junction in the centre of the hamlet turn right and immediately left towards Tresparrett. Continue through the village and just before leaving the village, take the left hand turning to Lesnewth and after a short distance the property will be found on your right hand side with a Bond Oxborough Phillips For Sale sign clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01288 355 066 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		101
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	