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Oxborough
Phillips

Changing Lifestyles

Tickety Boo

St Breward

PL30 4LW



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Offers Over - £220,000



Changing Lifestyles

01208 814055

Tickety Boo, St Breward, PL30 4LW



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

- Impressive Semi-Detached Modern Home
- Family Bathroom
- Stunning views
- Spacious Kitchen
- Sun room
- Private Rear Garden Space
- Off-Road Parking
- Popular Location
- Council Banding - B
- EPC - TBC



Welcome to Tickety Boo, nestled in the picturesque village of St Breward! This charming property offers the perfect blend of comfort, style, and stunning countryside views. Don't miss your chance to make Tickety Boo your own slice of Cornish paradise.

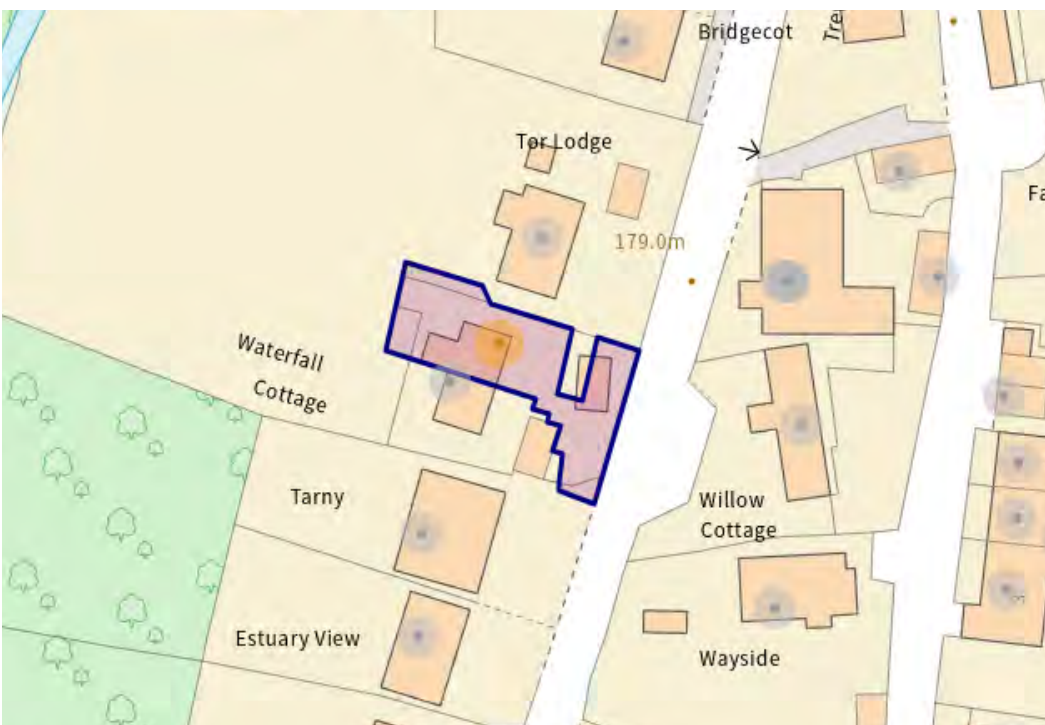
As you step inside, you're greeted by a welcoming porch, ideal for storing outdoor gear after a day of exploring the beautiful Cornish landscape. The heart of the home awaits with an open-plan kitchen, living, and dining area, perfect for both entertaining guests and enjoying cosy evenings. Dual aspect windows flood the space with natural light, creating a bright and airy ambiance. Adjacent to the main living area, a spacious conservatory/Sunroom beckons, offering a serene retreat to bask in the beauty of the surrounding countryside. This versatile space could easily be transformed into a separate dining area, perfect for hosting memorable gatherings.



Venturing upstairs, you'll discover two generously sized double bedrooms, each boasting panoramic rural views through their double-glazed windows. A well-appointed family bathroom completes the upper level, providing convenience and comfort for residents and guests alike.

Externally, Tickety Boo offers parking for 1-2 vehicles, along with a detached single garage, providing ample space for storage or workshop activities. To the rear of the property, a delightful decking area awaits, offering the perfect spot to soak in the breathtaking vistas of North Cornwall, creating an idyllic setting. A viewing is highly recommended to appreciate this wonderful home.

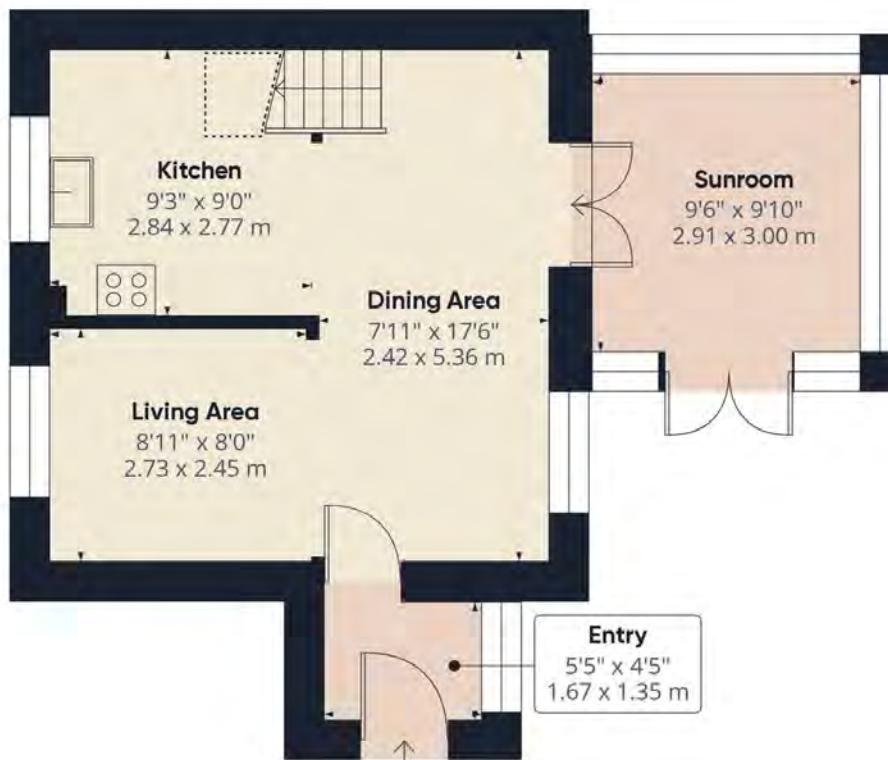
Changing Lifestyles



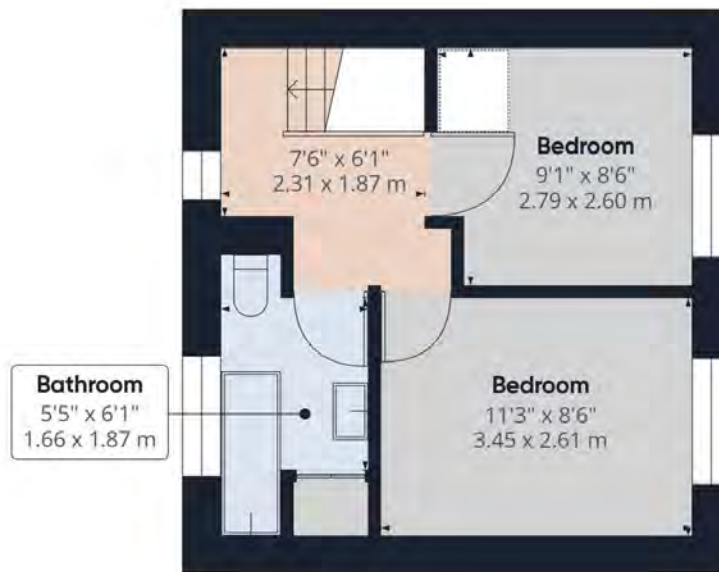
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.