



Bond  
Oxborough  
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*Changing Lifestyles*

Troscar  
St Breward  
PL30 4PP



BRITISH  
PROPERTY  
AWARDS

2023

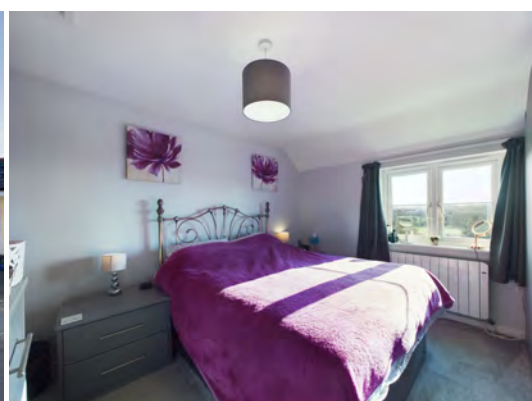
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Offers Over - £300,000**



Changing Lifestyles

01208 814055



# Troscar, St Breward, Cornwall, PL30 4PP



Nestled in the highly coveted village of St Breward is a charming 3-bedroom semi-detached house that promises a delightful living experience.

- Impressive Semi-Detached Modern Home
- Family Bathroom & Master En-Suite
- Immaculate Finish
- Spacious Kitchen
- Breakfast Bar
- Practical Location
- Private Rear Garden
- Off-Road Parking
- Council Banding-B
- EPC - TBC



Nestled in the highly coveted village of St Breward is a charming 3-bedroom semi-detached house that promises a delightful living experience. Boasting a unique reversed layout, this property is a showcase of thoughtful design and modern comforts that elevate the contemporary living experience.

Upon entering the home, one is greeted by a spacious hall that leads to two double bedrooms and a family bathroom. Both double bedrooms offer stunning views of the picturesque Cornish Countryside, with the master bedroom featuring a private ensuite and built-in wardrobe space. The family bathroom is spacious and includes a bath with a shower unit, toilet, and basin. What's more, this wonderful bathroom links to the second bedroom, creating yet another ensuite.

Downstairs, a bedroom that currently serves as a dining room showcases the versatility of the space. There's also a W/C with a very handy storage cupboard. The heart of this home lies in the open plan kitchen and living area, which makes it perfect for cosy evenings. Double doors lead out to the rear garden, illuminating the property with natural light.

The property's charming garden space is perfect for outdoor relaxation or al fresco dining. What's more, the proximity to the village of St Breward adds to the allure, offering a picturesque setting with convenient access to local amenities and community charm.

In summary, this 3-bedroom semi-detached house is a delightful blend of contemporary living and traditional charm. With its reversed living layout, ensuite bedrooms, and open-plan design, this property promises a comfortable and stylish lifestyle for its fortunate residents. So come and experience the best of both worlds in this wonderful home!





# Changing Lifestyles

The property is situated in the charming and renowned Cornish village of St. Breward, which boasts a wide range of daily conveniences such as a primary school and pub.

This village is tucked away amidst the gentle hills of Cornwall and can be easily accessed via a quick drive from the towns of Bodmin and Wadebridge. These towns are steeped in history and offer an abundance of additional amenities including supermarkets, primary and secondary schools, and an array of dining options, among other attractions.



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

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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.

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