



Bond
Oxborough
Phillips

Changing Lifestyles

Rovina
11 Trefleur Close
Boscastle
Cornwall
PL35 0EP

Asking Price: £275,000 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

Rovina, 11 Trefleur Close, Boscastle, Cornwall, PL35 0EP



- 2 BEDROOMS
- SEMI DETACHED BUNGALOW
- REQUIRING SOME MODERNISATION
- QUIET CUL DE SAC LOCATION
- ENTRANCE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDENS
- EPC: D
- COUNCIL TAX BAND: B



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An opportunity to acquire this 2 bedroom semi-detached bungalow situated on a quiet cul-de-sac requiring some modernisation throughout with the added benefit of no onward chain. Driveway providing off road parking and access to garage with enclosed rear gardens laid principally to lawn. Well suited for a first time buyer or as an investment opportunity.

Boscastle, with its own Harbour is impressively situated amidst dramatic cliffs and dates from the mid 16th Century. For many years the Harbour served the inland town of Launceston as a Port, the two being linked by pack-horse and wagon transport. Slate and corn were shipped from the 16th Century pier. The Cornwall coast path along the cliffs from Boscastle to Tintagel is considered one of the finer walks in England. The Harbour and much of the hinterland is now within the control of the National Trust; the village of Boscastle offers a traditional range of shops and local amenities including popular Pubs, places of worship, etc. Tintagel is some 3 miles whilst the North Cornish coastal resort of Bude is some 15 miles. The Cathedral City of Exeter with its inter city rail and motorway links is some 60 miles whilst Okehampton and Dartmoor is some 40 miles. The market town of Holsworthy is some 22 miles. Road communications have improved rapidly within recent years including the construction of the North Devon link road which by-passes Bideford, Barnstaple and South Molton, joining with the dual carriageway at Tiverton to lead on to the M5 thereafter. In addition, the A30 dual carriageway now extends from Exeter to Launceston and beyond.

Entrance Hall - 5'6" x 5'8" (1.68m x 1.73m)
Door to WC. Door to:

Living Room - 11'1" x 5'8" (3.38m x 1.73m)
Double glazed window to front elevation.

Inner Hall - Built in airing cupboard.

Kitchen - 8'10" x 9'9" (2.7m x 2.97m)
Fitted kitchen comprising a range of base and wall mounted units with work surfaces over incorporating Double glazed window and door to side elevation.

Bedroom 1 - 9'10" x 15'1" (3m x 4.6m)
Double bedroom with window to rear elevation.

Bedroom 2 - 10'2" x 8'6" (3.1m x 2.6m)
Sliding doors lead to:

Conservatory - 8'10" x 8'6" (2.7m x 2.6m)

Bathroom - 5'7" x 6'8" (1.7m x 2.03m)

Outside - The residence is approached via an entrance driveway providing off road parking and access to the garage, pedestrian gate leads to the enclosed rear gardens. Steps at the front of the property lead to the front door with a side door providing access to the kitchen. The enclosed rear gardens are principally laid out with a patio area adjoining the property providing an ideal spot for al fresco dining.

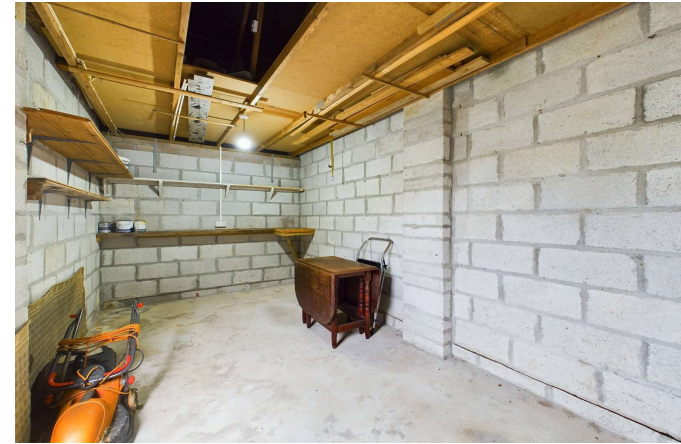
Garage - 8'4" x 16'3" (2.54m x 4.95m)

Services - Mains electric, water and drainage.

Council Tax - Band B.

EPC - D.

Mobile Coverage		Broadband	
EE	●	Basic	18 Mbps
Vodafone	●	Superfast	60 Mbps
Three	●		
O2	●		



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Have a property to sell or let?

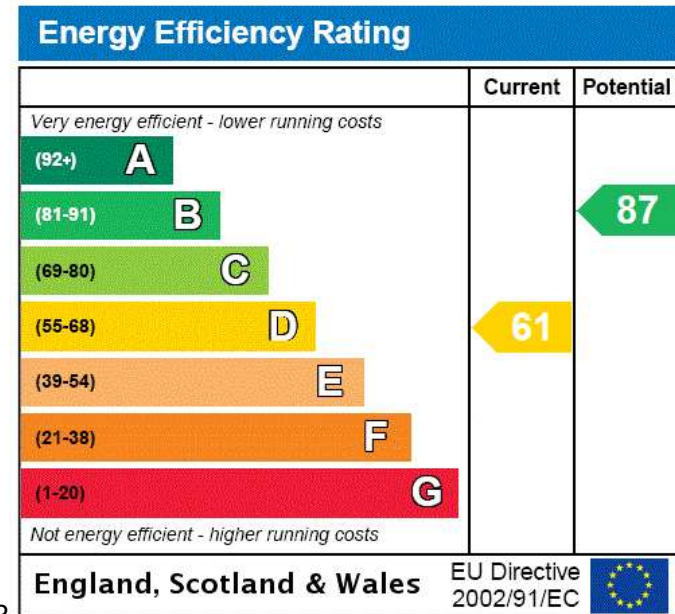
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Directions

From Bude town centre proceed towards Stratton and turn right into Kings Hill opposite Bude Service Station and continue until reaching the A39 turning right signposted Camelford. Continue for approximately 8 miles passing through Wainhouse Corner and take the right hand turning onto the B3263 to Boscastle. Continue for approximately 4 miles into the village of Boscastle, proceed through the centre and up the hill into New Road follow onto Doctors Hill and after 0.2 miles, turn right on to Green Lane and take the first right into Pentargon Road proceed along the road and follow round to the left and continue straight ahead into the cul de sac and round to the left whereupon Rovina, Number 11 will be found after a short distance on your left hand side.



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