



**STAGS**

14 Oak Park





# 14 Oak Park

St Tudy, Bodmin, PL30 3PG

Camelford 6 miles Wadebridge 6.1 miles North Cornish Coast 7 miles

- 3 Bedrooms (Master En-Suite)
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Family Bathroom
- Garden
- Double Garage and Parking

**Guide price £340,000**

## SITUATION

The property is situated close to the heart of the beautiful and unspoilt village of St Tudy moments from the Grade I listed parish church and The Clink building. The village itself takes its name from the 6th Century monk, Tudy of Landevennec, associated with the monasteries and churches of Brittany. The village is located close to the Camel Estuary and the popular north Cornish Coast and has a well respected primary school, village public house and Post Office/general store catering for day to day needs. 6 miles to the south west lies the popular market town of Wadebridge which sits astride the River Camel and the popular Camel Trail cycle route which links the town of Bodmin and the picturesque coastal village of Padstow. 12 miles from the property are the extensive sandy beaches of Polzeath and Daymer Bay famous for their surfing, sailing and other water sports activities.

At Bodmin there is access to the A30 trunk road which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and the Midlands and access to Exeter International Airport. There is also a railway station at Bodmin Parkway, some 12 miles away, and an airport at Newquay, some 19 miles away, with regular flights to London and other UK and European destinations.

## FEATURES OF THE PROPERTY

This charming bungalow was constructed of block cavity under a tiled roof with granite lintels and quoins in 1985. Located at the end of a cul-de-sac the property benefits from a private and peaceful location with the benefit of a flat level walk to the amenities within the village.



Charming bungalow at the end of a cul-de-sac with a flat level walk to village amenities







The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; a half glazed front door leading to a porch with a cloak cupboard. A second half-glazed door leads to the inner hallway with access to the sitting room with wooden double-glazed windows to the front and an archway through to the dining room with wooden double-glazed sliding doors to the conservatory and door to the kitchen. The conservatory has a half height plant shelf, wooden double-glazed windows and doors leading to the rear garden and polycarbonate roof. The kitchen comprises a range of base and eye level units with a roll top work surface and tiled splashback. There is a built in electric oven and integrated electric hob, 1 ½ bowl stainless steel sink, space and plumbing for washing machine and space for a free standing fridge freezer. From the hallway the master bedroom has a double-glazed window to the rear and en-suite facilities comprising of a fully tiled shower, low flush WC and wash hand basin. There are two further bedrooms and a family bathroom comprising of a panel enclosed bath with shower above, low flush WC and wash hand basin. Attached to the side of the bungalow is a substantial DOUBLE GARAGE measuring approximately 5.31m x 5.89m (17'5 x 19'4) with one electric up and over door, and one manual up and over door and a pedestrian door to the rear garden.

### OUTSIDE

The property is approached via a quiet road with access to a block paved driveway with parking for 4 cars. The front garden is laid mainly to lawn. The rear garden is accessed either side of the bungalow via pedestrian gates and comprises a patio area with raised beds and a lawned area which is well fenced and bounded.

### SERVICES

Mains water, private drainage, mains electricity, oil fired central heating and hot water. Please note the agents have not inspected or tested these services.

### VIEWING

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

### DIRECTIONS

From Wadebridge head north along the A39 Atlantic highway passing by the village of St Kew Highway. Follow the road down to the bottom of the hill towards the Allen Valley taking the first right hand turning signposted St Tudy. Continue along this road for approximately two miles and taking the first right hand turning signposted to St Tudy. Continue into the village passing the Post Office and general stores on the right hand side. Take the next right turn sign posted Oak Park. Continue along Oak Park turning to the left, follow the road to the end and left again, where the property will be identified by a Stags for sale board.

### LOCAL AUTHORITY

Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.





These particulars are a guide only and should not be relied upon for any purpose.



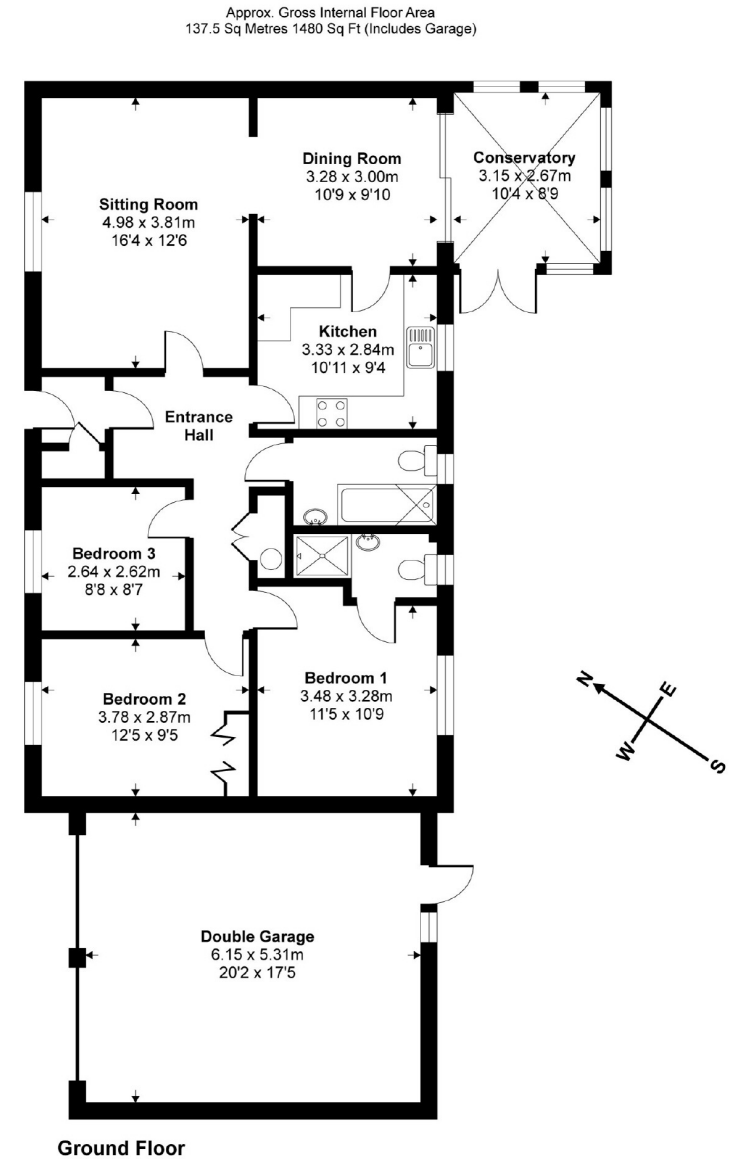
Stags

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(80-90)	B		
(65-80)	C		
(50-65)	D		
(35-50)	E		
(21-35)	F		
(1-21)	G		
Not energy efficient - higher running costs			
England & Wales		55	76
EU Directive 2002/91/EC			



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale