



Flat 2, Trelawney Court



Flat 2, Trelawney Court

Rock Road, St. Minver, Wadebridge, PL27 6PP

Polzeath 2.5 Miles - Wadebridge 5.5 Miles - Port Isaac 7.5 Miles

A beautifully presented two bedroom bungalow in the exclusive coastal fishing village of Rock.

- Terraced Bungalow
- Sought After Coastal Location
- Utility Room
- Private Rear Garden
- Leasehold
- Two Bedrooms
- Open Plan Living Area
- Successful Holiday Let
- Allocated Parking Space
- Council Tax Band:

Guide Price £425,000

Rock remains one of the most desirable locations on the North Cornwall coast, famed for its outstanding natural beauty and excellent range of outdoor pursuits including sailing, water skiing, windsurfing, canoeing, golf and scenic coastal walks. Nearby beaches include the renowned Daymer Bay and Polzeath, whilst the village itself offers an excellent selection of shops and amenities catering for both permanent residents and holidaymakers alike. The surrounding area is also well known for its exceptional dining establishments, including The Mariners Public House in Rock, Nathan Outlaw's restaurants in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No.6 in Padstow. The popular ferry and water taxi provide easy access across the Camel Estuary to Padstow. The thriving market town of Wadebridge lies approximately five miles distant and offers a comprehensive range of shopping, educational and recreational facilities, together with a selection of independent cafés and restaurants.

2 Trelawney Court is an attractive and well-presented terraced bungalow, quietly situated within the sought-after Trelawney Court development, tucked away just off Rock Road. The property offers comfortable and well-arranged accommodation comprising two double bedrooms, a family bathroom, utility room and a light and spacious open-plan kitchen/living/dining room. Currently utilised as a successful holiday let and with the option to live in as a permanent home, the living accommodation opens directly onto the enclosed rear garden, enjoying a combination of patio and lawn together with an external storage shed and hot tub, all benefiting from delightful countryside views. To the front of the property is a communal parking area with an allocated parking space for one vehicle.

SERVICES: Mains water, electricity and drainage. Calor gas central heating. Broadband availability: up to Superfast. Mobile Phone Coverage: Good outdoor and variable in-home. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services. The property is on a long lease of 999 years from 1999 along with an 8th share of the freehold. There is a monthly service charge of approximately £135.







IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 875 sq ft - 81 sq m

Ground Floor

Floor plan produced in accordance with FICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Eddystone Court,
Eddystone Road,
Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London