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Trezego

Trezego, St. Minver, Wadebridge, PL27 6PQ



Wadebridge 5.1 Miles - Polzeath 2.8 Miles  
- Porthilly 1.2 Miles

Offered to the market with no onward chain, this detached bungalow boasts four double bedrooms, front and rear gardens and off-road parking.

- Detached Bungalow
- Four Double Bedrooms
- Two Bathrooms
- Front And Rear Gardens
- Off-Road Parking For Multiple Vehicles
- Sought After Coastal Location
- Freehold
- Council Tax Band: F

Guide Price £595,000

### SITUATION

The property is located in St Minver, Rock which has long since been one of the most popular destinations along the North Coast of Cornwall. It is renowned for its golden beaches, beautiful coastal walks and panoramic views of the Camel Estuary. It is also home to a range of local amenities, The Mariners Public House by Paul Ainsworth and Rock Sailing And Waterski Club. The famous fishing village of Padstow is a short, picturesque ferry ride away, or for any surfing enthusiasts, Polzeath Beach is 2.8 miles away. The former market town of Wadebridge 5.1 miles away, both offering shopping and educational facilities and a wide range of sports and social clubs. Newquay airport is 17.7 miles away with regular scheduled flights to both domestic and international destinations. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth. Access to the A30 can be gained at Bodmin connecting the cathedral towns of Truro and Exeter.

### ACCOMMODATION

On entrance you are greeted by a spacious entrance porch and hall, giving access to the kitchen, sitting/dining room, snug, shower rooms and all four bedrooms. The kitchen has a door leading to the side, window to the front, range of base and wall units and space for appliances. The sitting/dining room boasts a triple aspect, flooding the room with light and sliding doors leading onto the garden patio. The snug has a window to the front and could alternatively be used as a library or home office. Both shower rooms have a walk in waterfall shower and handheld shower

head, wash hand basin, low-level WC and privacy window to the front. Bedrooms one, two, three and four all have space for double beds.

### OUTSIDE

The front garden is laid to lawn with mature shrubs and trees. A path leads round to the rear garden and to the front door. Here, there is off-road parking for multiple vehicles accessed via a right of way. The rear garden is mostly laid to lawn with a shrub border and patio area, perfect for summer BBQ's and al fresco dining.

### SERVICES

Mains electricity, water, drainage. LPG gas central heating. Broadband availability: Superfast. Mobile phone coverage: Limited voice and data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

### VIEWINGS

Strictly by appointment with the vendor's appointed agents Stags, Wadebridge 01208 222333.

### DIRECTIONS

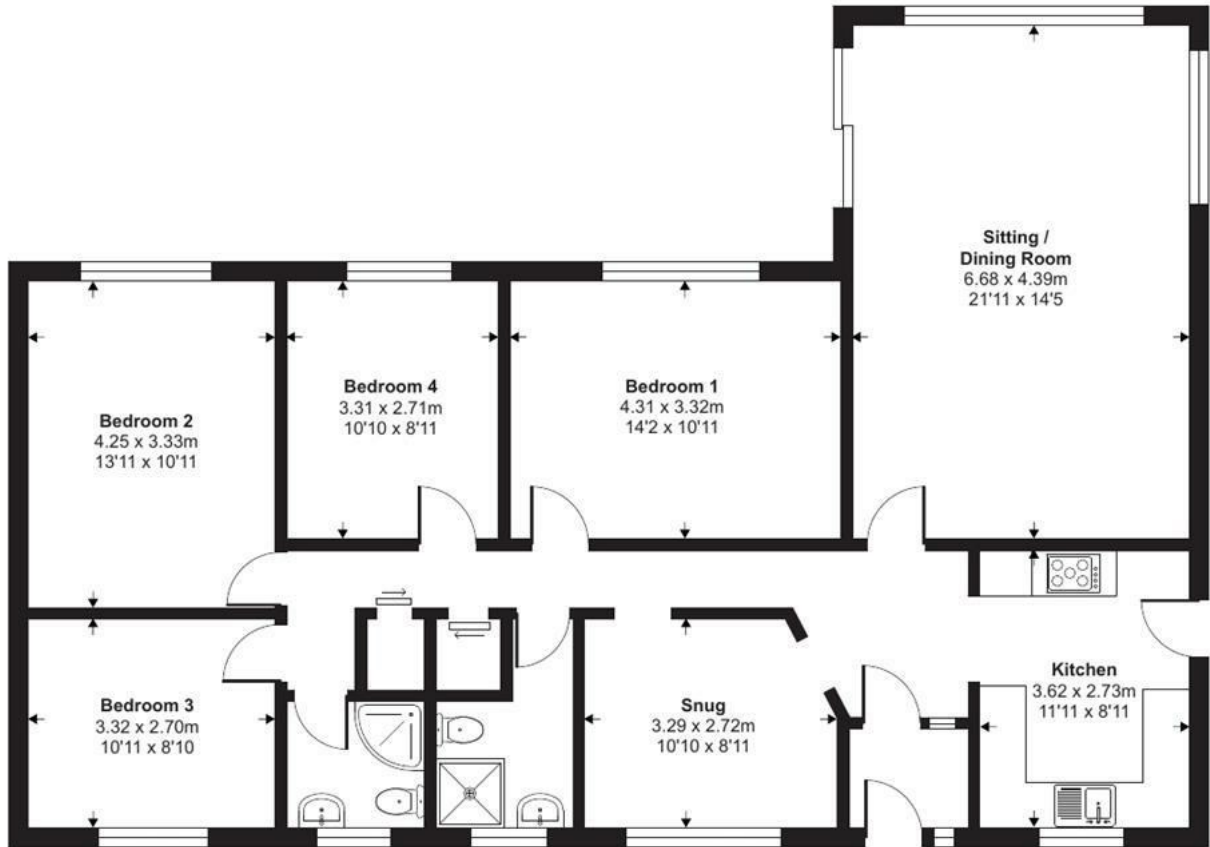
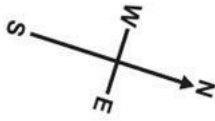
From Wadebridge take the B3314 towards Rock and follow the road for 3.1 miles. Take the left turning onto Keiro Lane and continue for approximately 1.2 miles. Take the left hand turning before The Pityme Inn and it is the second property on your right.

What3words///shield.stunning.dote



Approximate Area = 1317 sq ft / 122.3 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nxtcom 2025. Produced for Stags. REF: 1267110

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| Energy Efficiency Rating                  |           | Current                 | Potential |
|---|-----------|-------------------------|-----------|
| (92-100) A                                | (81-91) B | (69-88) C               | (55-68) D |
| (49-68) E                                 | (35-48) F | (2-48) G                |           |
| Net energy-related - higher scoring coats |           | 67                      | 49        |
| England & Wales                           |           | EU Directive 2002/91/EC | 10        |

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