



3 Sea Breeze Close





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Treknow, Tintagel, Cornwall, PL34 0BL

Trebarwith Strand: 0.8 miles - Tintagel 1.2 miles - Boscastle 4.5 miles

## A stylish bungalow with contemporary open plan living and 3 double bedrooms

- Detached Bungalow
- Front and Rear Gardens
- Private Driveway
- Open Plan Living
- Tenure: Freehold
- Integral Garage
- Close Proximity to Coast
- 3 Double Bedrooms
- Air Source Heating
- Council Tax Band: D

## Offers In Excess Of £399,950

### SITUATION

The property is located in delightful small village of Treknow, less than 1.5 miles from the thriving tourist village of Tintagel with its post office and shops catering for day-to-day needs. The A39 is some 5 miles distant allowing easy access to the towns of Bude, Camelford, Wadebridge and Launceston, all of which provide a more comprehensive range of shopping and sporting facilities. The popular beach of Trebarwith Strand is only 0.8 miles from the property and the majestic Bodmin Moor can be easily accessed at Davidstow.

### DESCRIPTION

A superbly appointed detached bungalow finished to an exceptional standard throughout. Completed in 2020 and constructed of modern timber frame with the use of blockwork, stone and slate, great care and attention to detail has been taken with LED downlighting, solid Oak internal doors and anthracite grey window units. This spacious residence features an expansive open-plan living area and three generously proportioned double bedrooms. The property benefits from modern air source underfloor heating, double glazing throughout and the additional charm and comfort of a contemporary wood-burning stove. Ideally situated within close proximity to the stunning North Cornish coastline, it also offers an enclosed rear garden and ample off-road parking.





## ACCOMMODATION

The accommodation throughout is presented in excellent decorative order having been well maintained by the current owners since new in 2020. Directly from the private driveway, a covered porch enters through to the central hallway, with a built-in airing cupboard and additional storage. The open plan living space is well positioned at the rear of the bungalow enjoying the southerly facing rear aspect, with sliding doors to the enclosed rear garden. The kitchen is fitted with a range of quality integrated appliances including a dishwasher, oven, hob and fridge/freezer to name a few. There is ample space to arrange dining furniture separate from the sitting room, which focuses on the centrally positioned and stylish woodburning stove. There are three double bedrooms, one benefitting from an en-suite shower room whilst another has integrated storage. The family bathroom services the rest of the property, with a contemporary suite featuring a bath, separate shower, wash hand basin and WC.

## OUTSIDE

Both the front and rear gardens have been thoughtfully landscaped with low-maintenance living in mind, offering attractive, manageable and partially covered outdoor spaces for year-round enjoyment. A block paved driveway to the front provides off road parking for 2 vehicles with pedestrian access to both sides of the bungalow leading to the rear garden with a level lawn, raised flower beds and a garden shed. The garage has an electric up and over door and separate internal access. Complete with a range of fitted units, work surfaces and space and plumbing for white goods, the garage is fully insulated and lends itself to a range of additional uses in the future subject to gaining any necessary consents.

## SERVICES AND ADDITIONAL INFORMATION

Mains water, electricity and drainage. Air source heat pump to underfloor heating along with wood burner. Broadband availability: Superfast and Standard, Mobile signal: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

The property benefits from a 10 year retrospective structural warranty with 3 years and 11 months remaining. For more information please contact the Stags Launceston office.

## DIRECTIONS

what3words.com: ///newer.ferrets.foremost





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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S  
W  
E  
N

Approximate Area = 1141 sq ft / 106 sq m  
Garage = 182 sq ft / 17 sq m  
Total = 1323 sq ft / 123 sq m  
For identification only - Not to scale

Patio

Kitchen / Sitting Room  
9.43 x 5.38m  
30.11 x 17'8"

Bedroom 2  
4.18 x 3.00m  
13'8 x 9'10"

Bedroom 2  
4.18 x 3.00m  
13'8 x 9'10"

Bedroom 1  
3.42 x 2.98m  
11'3 x 9'9"

Garage  
5.88 x 3.07m  
19'3 x 10'1"

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1318087