



41 Greenbanks Road

41, Greenbanks Road, Rock, Wadebridge, PL27 6NB



Wadebridge 5.9 Miles - Polzeath 2.3 Miles -
Port Isaac 8.1 Miles

A two bedroom terraced bungalow located in the sought-after coastal village of Rock.

- No Onward Chain
- Sought After Coastal Village Location
- Two Double Bedrooms
- South-West Facing Garden
- Freehold
- Council Tax Band: B

Guide Price £280,000



SITUATION

Rock 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 2.3 miles away. The former market town of Wadebridge 5.9 miles away, both offering shopping and educational facilities and a wide range of sports and social clubs. Newquay airport is 18.9 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.

DESCRIPTION

41 Greenbanks is set in a fantastic location, being a sought – after coastal village, close by to amenities within walking distance. The property has no onward chain, offering two double bedrooms, generous sized sitting room/ dining room and a south west facing garden.

ACCOMMODATION

The front door opens to a spacious and level entrance hallway which leads to the bedrooms on the right-hand side, sitting room, kitchen and bathroom on your left. The sitting room is an airy and light space which overlooks the garden and has access to the rear, also incorporating an electric fire. The kitchen has a range of base and wall units, with space for a free-standing oven, washing machine and fridge freezer. It also holds a ceramic kitchen sink, and extractor hood, with a glass divider between the kitchen and living room. Bedroom one has space for a large double bed with large airing cupboard and window facing the rear garden. Bedroom two also has space for a double bed, the window facing the front of the house allowing lots of natural light. The family bathroom has a panel bath with overhang

shower, vanity basin, WC and a privacy window facing the front. There is also a large storage cupboard which has the potential to be used as a utility space (which has an electricity supply).

OUTSIDE

The front and rear gardens are mostly laid to lawn with mature shrubs and plants. The garden offers lots of privacy and a hard-standing seating area. The garden also offers a separate wooden potting shed and there is an additional storage space, built into the property. There is communal parking for residents on a first come first serve basis to the front of the property.

SERVICES

Mains electric, water and drainage are connected. Electric night storage heaters (which have been recently installed, along with a new boiler which obtains a 12 year warranty). Broadband availability: Basic and up to 27mbps (Ofcom). Mobile phone coverage: Vodafone and O2 likely, Three and EE unlikely (Ofcom). Satellite & fibre: BT and Sky likely. Council Tax Band B. (£1,913 PA). EPC Rating D. Flood risk very low. Listed building – No. Conservation Area – No.

VIEWINGS

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

DIRECTIONS

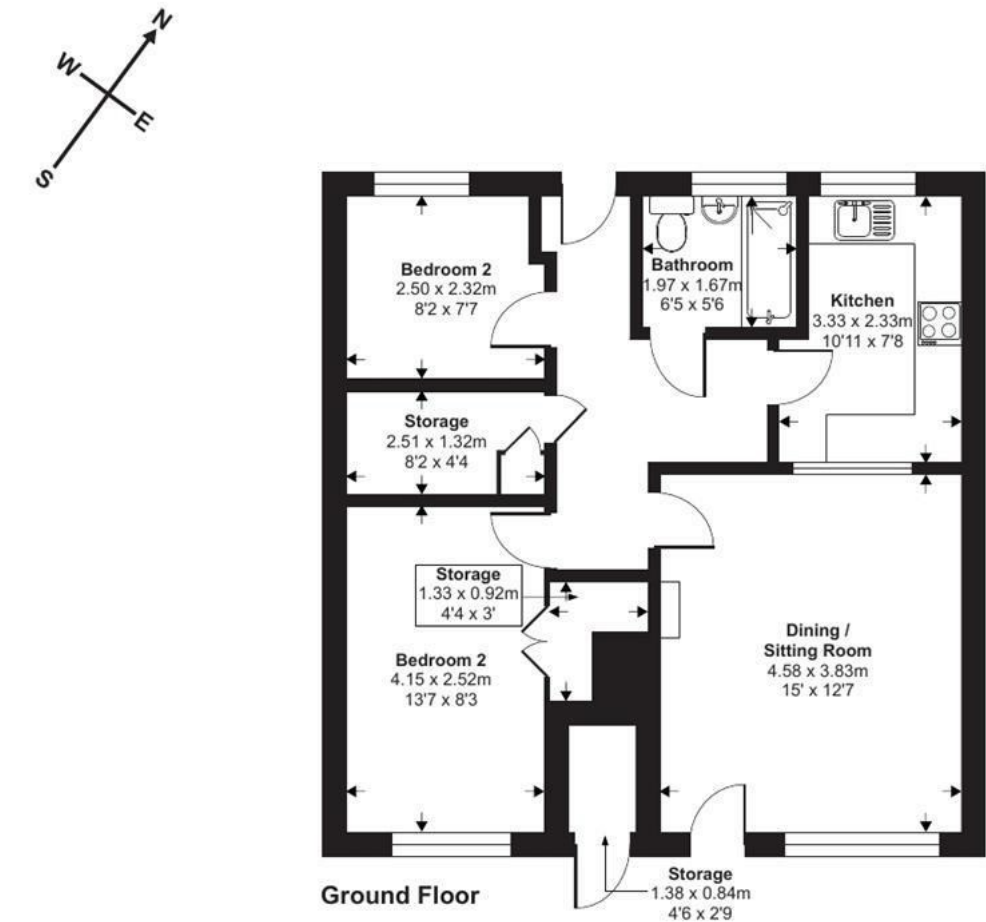
From Wadebridge take the B3314 towards Rock and follow the road for 3.1 miles. Take the left turning onto Keiro Lane and continue for approximately 2 miles. Take the left turning after the Texaco garage onto Shores Lane, then turn right onto Greenbanks Road. Follow the road round to the left. The property is at the end of the cul-de-sac on your right.

AGENTS NOTES

Agent Note: There is a covenant whereby the property cannot be used as a holiday let. There is pedestrian access for the neighbouring property, behind the rear garden.

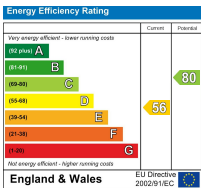


Approximate Area = 662 sq ft / 61.4 sq m (excludes bin store)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1341218

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.



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

01208 222333

wadebridge@stags.co.uk

stags.co.uk