



7 Boathouse Terrace, Spitfire Row, Wadebridge, PL27 7FU

david ball  
Agencies



Located in the popular village of St Eval, this attractive corner-plot home enjoys open views over the playing fields. The accommodation offers three bedrooms (one ensuite), a family bathroom, spacious kitchen/diner and separate lounge. Outside, there is a fully enclosed garden with a summer house (with power connected), plus two parking spaces and an EV charger.

**Asking Price £350,000 Freehold**

### Key Features

- THREE BEDROOMS
- PARKING FOR TWO CARS
- EPC B
- EN-SUITE
- GREAT LOCATION
- EV CHARGER
- VILLAGE LOCATION
- CLOSE TO LOCAL SCHOOL

### LOCATION

St Eval is a highly regarded village offering a strong community spirit and a range of local amenities including a primary and infant school, village shop and post office. Just a short distance inland from the stunning North Cornwall coastline, the area provides easy access to sandy beaches, coastal walks, and surfing spots. A wider choice of shops, schools, and facilities can be found in nearby St Columb, Wadebridge, Padstow, and Newquay.







## THE PROPERTY

Built in 2021, this stylish three-bedroom home offers spacious, well-designed accommodation arranged over two floors and finished to a high standard throughout. The property enjoys a desirable position overlooking open playing fields, with glimpses of the sea beyond.

The ground floor opens into a welcoming entrance hall with cloakroom and useful under-stairs storage. At the heart of the home is an impressive open-plan kitchen and dining area — a bright, sociable space ideal for modern living and entertaining. The contemporary kitchen features a range of wall and base unit along with a dual sink, electric fan oven and gas hob. French doors open onto the south-east facing rear garden, allowing natural light to flood the space. There is also a cosy separate lounge with patio doors leading out to the rear garden.

Upstairs, the first floor offers three generous double bedrooms and a stylish family bathroom. The principal bedroom benefits from its own modern en-suite shower room.

## EXTERIOR

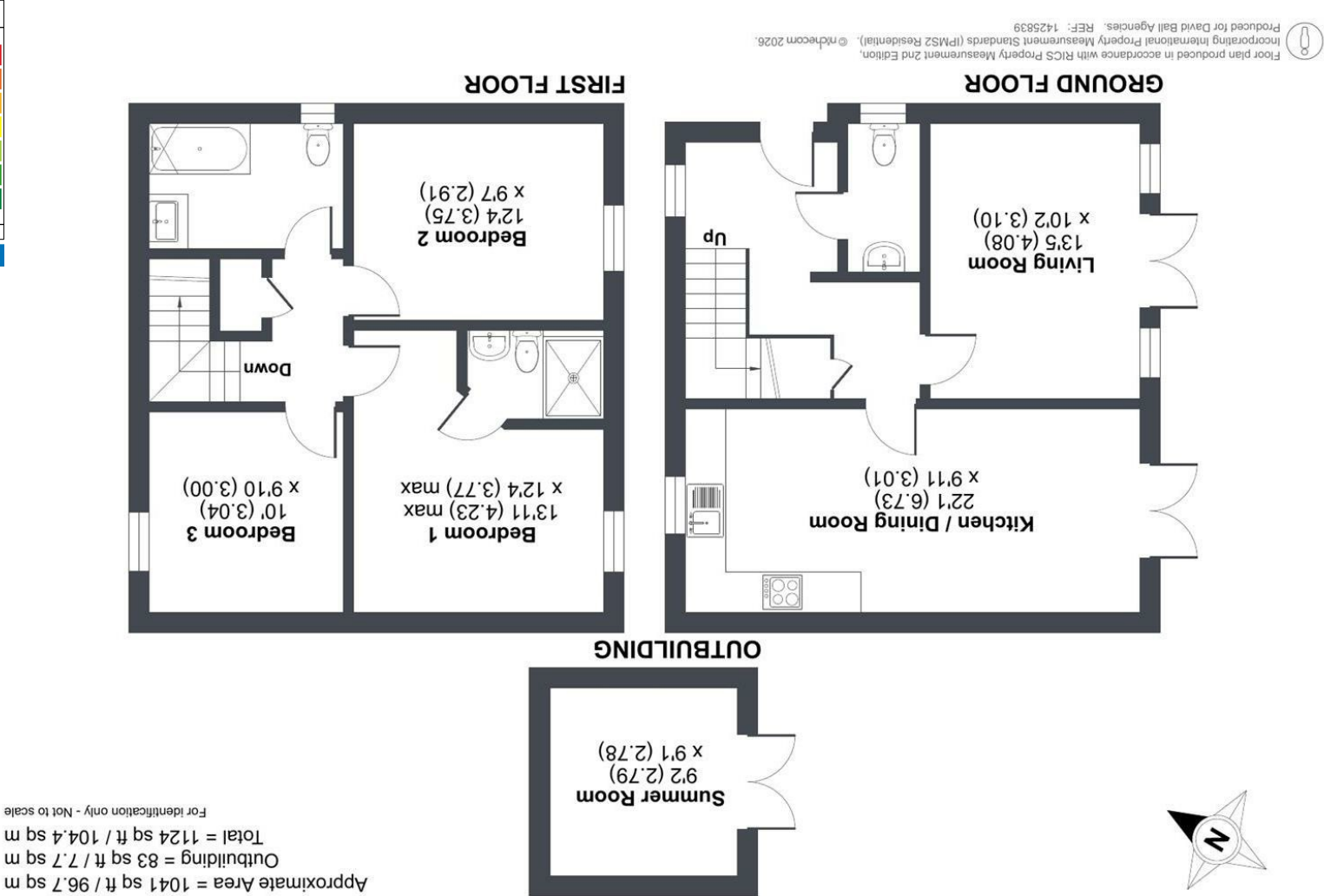
Outside – The front of the property features a well-maintained lawned garden bordered by hedging, creating an attractive approach. A gated side path leads to the enclosed rear garden, which benefits from a desirable south-east aspect. The garden is mainly laid to lawn. A paved patio offers a comfortable seating area, ideal for outdoor dining and entertaining. A rear gate provides direct access to two allocated parking spaces, with additional visitors' parking available at the front of the property.

## SERVICES

The following services can be found at the property: Mains electricity, gas, water and drainage, however, we have not verified any of the connections.

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Approximate Area = 1041 sq ft / 96.7 sq m  
Outbuilding = 83 sq ft / 7.7 sq m  
Total = 1124 sq ft / 104.4 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |           |         |
|---------------------------------------------|-----------|---------|
| Current                                     | Potential |         |
| 84                                          | 95        |         |
| England & Wales                             |           |         |
| EU Directive 2002/91/EC                     |           |         |
| Not energy efficient - higher running costs |           |         |
| G                                           | F         | E       |
| (1-20)                                      | (21-39)   | (40-54) |
| D                                           | C         | B       |
| (55-69)                                     | (69-80)   | (81-91) |
| A                                           | (92 plus) |         |
| Very energy efficient - lower running costs |           |         |

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