





An excellent opportunity to purchase this two-bedroom mid terrace home, situated in the sought-after village of St Eval. The property enjoys a pleasant outlook across open playing fields and offers light, well-proportioned accommodation together with driveway parking and enclosed gardens. While requiring some updating, it presents an ideal first-time buyer home with plenty of potential.

# **Guide Price £185,000 Freehold**

## **Key Features**

- · Mid terrace family home
- · Two double bedrooms
- · Kitchen/dining room
- South-Westerly facing enclosed garden
- Ideal for first time buyers/invesment potential
- · Separate lounge
- · Sought after village location
- Communal Parking

#### The Property

The property is accessed via a side pathway leading through the front garden and into an entrance porch. There is also access from the rear garden.

The ground floor features a lounge with a front-facing window overlooking the garden, there is also a redundant fireplace currently housing an electric fire, with potential to be reinstated. The kitchen/dining area, fitted with a range of wall and base units, ample worktop space, and tiled splashbacks, a porch provides access out into the garden and to the communal parking.

On the first floor are two bedrooms, both beneifitting from built-in storage, bedroom one overlooks the enclosed garden, whilst bedroom two looks out onto the playing field. A family bathroom completes the accomodation. The loft space offers further scope for conversion (subject to necessary planning and consents), as many neighbouring properties have successfully extended in this way.











### **Externally**

The front garden is enclosed and landscaped with gravel, and boasts a storage shed. The South-Westerly rear garden is also fully enclosed, predominantly laid to lawn with a patio.

#### 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.

**TST FLOOR СВОПИВ ЕГООВ** 

13'6" × 11'0" 4.12m × 3.36m **BEDBOOM ONE** DOMN LANDING m88.2 x m88.5 9.3" × 8'10" **BEDROOM TWO** 

РОРСН YAWJJAH **БОВСН** 

13.3" × 11.8" LOUNGE

me7.2 x m08.5

15.e. × 3.5..

KITCHEN/DINING

**s**eionegA **lled biveb** 

rightmove △ ⊙nTheMarket

England & Wales Not energy efficient - higher running costs

Energy Efficiency Rating

(89-99) (08-69)

5002/91/EC

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