





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 £190,000 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 13.3" × 11.8" LOUNGE me7.2 x m08.5 15.e. × 3.5.. KITCHEN/DINING

5002/91/EC England & Wales Not energy efficient - higher running costs

> (89-99) (08-69)

Energy Efficiency Rating

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