

2 Trevose Close

CONSTANTINE BAY



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ESTATE AGENTS



- **Detached Bungalow on Generous Plot**
- **Quiet Cul De Sac Location**
- **Three Bedrooms/Two Bathrooms**
- **Comfortable Lounge with Woodburning Stove**
- **Fitted & Equipped Kitchen**
- **Large Lawned Rear Garden**
- **Separate Mid Terrace Single Garage**
- **A Short Stroll to Trevoose Golf Club, Constantine Bay Stores & the Beach**



2 Trevoose Close is situated in a quiet residential cul de sac within the sought after coastal resort of Constantine Bay, literally yards from the championship golf course and country club.

The property offers light, bright and well-proportioned accommodation which extends to approximately 716 square feet.

2 Trevoose Close sits within a large plot with substantial rear gardens together with a separate mid terrace garage adjacent.

2 Trevoose Close was originally built in the 1970's of traditional concrete block cavity wall construction under an interlocking tiled roof and benefits from replacement UPVC double glazing. The principle reception room offers comfortable living accommodation

complemented by a wood burning stove and large bay window and door to the rear. The kitchen is separate and has a range of floor and wall cabinets and draws with a laminated work surface, tiled splashback, integrated electric oven and hob and stainless steel sink. There is also space for a tall freestanding fridge/freezer.

The property offers three bedrooms—a double and two singles all with built in wardrobes. Additionally, there is a family bathroom comprising a white suite including a panelled bath with shower over, heated towel rail and tiled walls. Lastly, a shower room with a built in shower enclosure and fully tiled walls.

To the rear of 2 Trevoise Close is a large enclosed garden which provides a swathe of lawn and separate patio which stretches across the rear of the property. The lawn continues around both sides of the property to the front where a further area of lawn may be found. Separately, the property benefits from a mid terrace single garage with up and over door.

2 Trevoise Close, Constantine Bay PL28 8JQ £850,000



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Services to the property include mains water, electricity and drainage with fibre optic superfast broadband available. Ofcom suggest good 4G coverage. EPC rating F. Council tax band D.

Constantine Bay is one of the most sought after bays in North Cornwall, home to one of its finest renowned surfing beaches as well as the championship golf course at Trevose. There is the superb Constantine Bay Stores and surf shop nearby and bustling St Merryn village is just one mile distant with a selection of restaurants, shops and public houses. Chic boutique hotel and restaurant, The Pig, can be found in the next bay of Harlyn and within easy walking distance of Dolphins. The historic and picturesque fishing town of Padstow is just four miles away and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Stein's esteemed Seafood restaurant.

To find 2 Trevose Close, leave Padstow and turn right onto the B3276 and follow this road for approximately 2.8 miles driving through St Merryn. Turn right at signs to Constantine Bay and follow this lane passing through Towan. Enter Constantine Bay and bear left opposite the Golf Club. Trevose Close is the first turning on the right. The postcode for satellite navigation is PL28 8JQ. What3words: bunk.younger.onlookers

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