



# 26 Valley View

St. Teath, Bodmin, Cornwall, PL30 3LQ

KIVELLS

## 26 Valley View

St. Teath, Bodmin, Cornwall, PL30 3LQ

£215,000 Guide Price

Well sized three bedroom mid terraced house

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Garage and driveway parking

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Enclosed front and rear gardens

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Sought after village location

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Walking distance to reception and primary school

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EPC - D

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This well-proportioned three-bedroom mid-terrace house presents an excellent opportunity for those seeking a family home in a popular village setting. The accommodation offers practical living spaces, including a welcoming entrance hall, a spacious living area, separate dining room and a functional kitchen. Three bedrooms provide flexibility for family living, guest accommodation, or a home office. The property benefits from both double glazing and night storage heating (EPC rating D), supporting efficient and comfortable every-day living. Located within walking distance of local schools (reception and primary), the home is well suited to families and those seeking convenience. The property further benefits from a single garage with up and over door, power and lighting, as well as driveway parking directly in front, providing secure and accessible vehicle access.

The outside space has been designed for ease of maintenance and privacy. At the rear, a low maintenance gravelled area leads through a pedestrian gate to an enclosed garden, with fencing to the side enhancing seclusion. A 6' x 4' greenhouse is positioned to one side, while a paved concrete path guides you to the rear door. The artificial grass rear lawn offers a tidy appearance year-round, with a designated location for a washing line. The front garden, accessed from the hall, features a concrete path running the length of the garden, with an established shrub border to the left and a hit and miss fence to the right. The majority of the front garden is laid to lawn, interspersed with evergreens and perennials and framed by mature shrub borders. A gate at the top provides access to a public footpath, offering a convenient route into the heart of the village. The property's driveway parking and garage are situated at the rear, contributing to the overall practicality and appeal of this well-located village home.



### Situation

The property is situated in the popular North Cornwall village of St Teath, a thriving rural community offering a good range of everyday amenities including a village shop and Post Office, public house, primary school and church. The dramatic North Cornish coastline is only a few miles away, with the picturesque fishing village of Port Isaac and the secluded National Trust beach at Tregardock both within easy reach. The renowned beaches of Rock, Daymer Bay and Polzeath are also readily accessible. For travel further afield, Cornwall Airport Newquay is approximately 20 miles away while Bodmin Parkway railway station provides direct services to London Paddington and other major destinations.

## Accommodation

### UTILITY ROOM

uPVC fully double glazed door with obscure glass. Polycarbonate sheet roofing with large picture window to the rear having obscure glass. Roll top work surface with useful storage space under, space and plumbing for washing machine, stainless steel sink inset with cold and hot water feeds and timber half glazed door leading into:-

### KITCHEN

Window into utility. Matching wall and base units with roll top work surfaces, tiled splash backing and inset stainless steel sink, drainer unit and mixer tap over. Inset electric hob with extractor hood, integrated oven and grill. Electric consumer unit and trip switches, parquet effect Oak tiled floor and large airing cupboard housing the factory lagged hot water cylinder and slatted shelving. Door into:-

### DINING ROOM

uPVC double glazed window to the rear. Pendant ceiling light, wood effect laminate flooring throughout, night storage heater and space for dining furniture. Door into:-

### INTERNAL HALLWAY

Half glazed obscure glass uPVC door with flag window to the side leading to the front garden. Continuation of wood effect laminate flooring. Stairs leading to the first floor with under stair storage space. Telephone point, pendant ceiling light and door into:-

### LIVING ROOM

Large uPVC double glazed picture window to the front. Continuation of wood effect laminate flooring throughout, directional spotlighting, location of internet access point and night storage heater.

### FIRST FLOOR LANDING

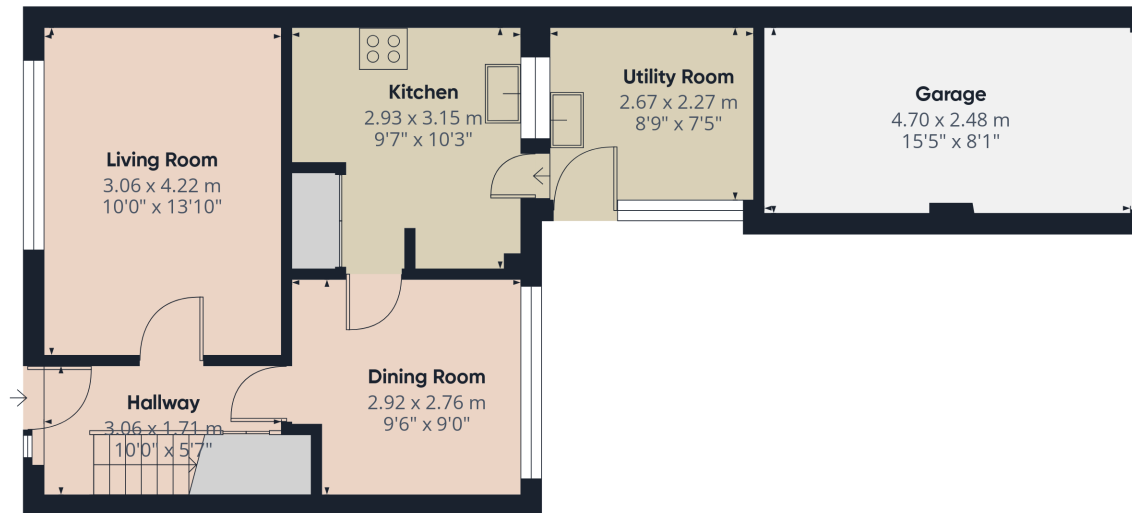
Stairs rise from the hallway. Fully carpeted throughout with overhead large storage area in addition to loft access hatch. Night storage heater, pendant ceiling light and doors off.

### SHOWER ROOM

uPVC double glazed window to the rear with obscure glass. Corner shower with bi-folding glass door and electric Mira shower over, floor to ceiling tiled splash backing, vanity unit with inset ceramic wash hand basin having mixer tap and cupboard beneath. Central heating towel rail, wall heater and ceiling light.

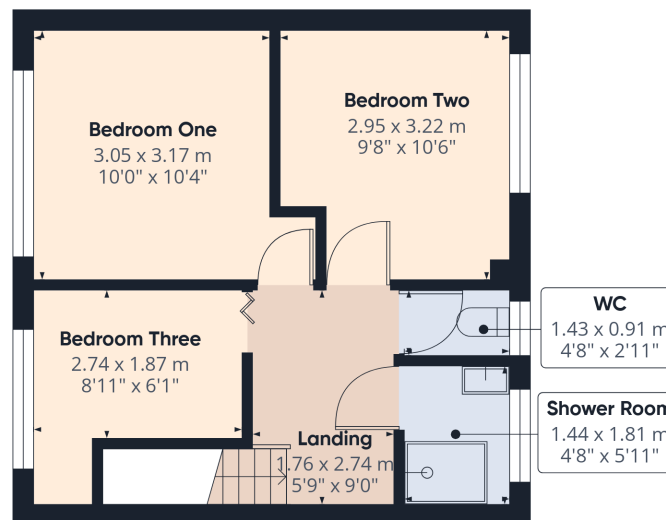


## Floor plan



Floor plan for identification purposes only, not to scale

Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
87.1 m<sup>2</sup>  
938 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### CLOAKROOM

uPVC double glazed window to the rear with obscure glass. Mid level W.C. Tiled splash backing to half height, wood effect laminate flooring and ceiling light.

### BEDROOM THREE

A good sized single bedroom with uPVC double glazed window to the front overlooking the front garden. Pendant ceiling light, space for bedroom furniture and fitted carpet. An L-shaped room with useful storage space.

### BEDROOM ONE

Generous double bedroom with uPVC double glazed window to the front overlooking the garden. Fully carpeted throughout, pendant ceiling light, T.V. point and space for bedroom furniture.

### BEDROOM TWO

Further double bedroom with uPVC double glazed window to the rear having far reaching rural views. Pendant ceiling light, fitted carpet and space for bedroom furniture.



There is a low maintenance gravel area leading through a pedestrian gate with fence to the side leading to the enclosed and private rear garden. Location of greenhouse 6' x 4' with paved concrete path leading to the rear door and low maintenance artificial grass rear lawn with location of washing line. The front garden is access from the hall with concrete paved path leading from front to back with established shrub border to the left hand side and hit and miss fence to the right. Being chiefly laid to lawn with the addition of evergreens and perennials with established shrub borders. A gate at the top of the garden leads to a public access leading to a footpath giving access to the village.

To the rear of the property is driveway parking for a vehicle in front of the garage.

Mains water, electricity, gas and drainage

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