

**PARKWAY** estate agents

**To Let**

**01840 212121**  
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The Roost  
**TINTAGEL**  
PL34 0HP

**Monthly Rental Of £650**

- **DETACHED BUNGALOW**
- **COASTAL VIEWS**
- **GARDENS AND PARKING**
- **SUPERB LOCATION**
- **TWO BEDROOMS**



A DETACHED TWO BEDROOM BUNGALOW IN A STUNNING COASTAL HAMLET LOCATION WITH VIEWS DOWN TO THE SEA AND CLIFFS AROUND TINTAGEL. GOOD SIZE GARDENS AND ALLOCATED PARKING. RE-DECORATED INTERNALLY AND WITH NEW CARPETS FITTED, READY FOR A GOOD LONG TERM TENANT. REFERENCES REQUIRED.



Parkway Estate Agents, 10 Market Place, Camelford, Cornwall PL32 9PB  
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## The Roost Tintagel Heights Trenale Tintagel Cornwall PL34 0HP

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### Description

The Roost is situated in the hamlet of Trenale, only a few minutes drive from Tintagel and its excellent local amenities such as shops, cafes, doctors and primary school as well as the North Cornwall Coastal path with its stunning scenery. The fishing village of Boscastle and Trebarwith beach less than a 10 minute drive. Camelford is the nearest market town and provides access to the Moors as well as the A39.

### Entrance Hallway 5' 6" x 2' 9" (1.68m x 0.84m)

Upvc double glazed front door into Hallway. Radiator, doors to bathroom and sitting room.

### Bathroom

Wash hand basin, low level WC, tiled shower cubicle with glass door and electric shower over. Wood paneling to the walls, radiator, upvc double glazed obscure window to the front. Extractor, shaver point and light, wallmounted electric heater.

### Sitting/Dining Room 16' 7" x 10' 11" (5.05m x 3.32m)

Radiator, loft hatch, upvc double glazed windows to rear and side, opening through to kitchen.

### Kitchen 9' 3" x 6' 9" (2.82m x 2.06m)

Wall and base units with roll edged work surfaces over. Stainless steel sink and drainer. Oil fired central heating boiler, electric meters and fuse boxes. Space for appliances. Airing cupboard, upvc double glazed window to front.

### Bedroom 1 9' 10" x 9' 6" (2.99m x 2.89m)

Radiator, upvc double glazed window to front with views down to the coast.

### Bedroom 2 9' 10" x 6' 10" (2.99m x 2.08m)

Radiator, upvc double glazed window to rear overlooking the rear garden.

**Outside** Front courtyard, rear garden and parking space. Views to the coast

### Directions

**From Camelford head out to Camelford Station turn left then right to Tintagel, follow this road around a right hand bend then on the left hand bend bear right, follow this to the T-junction turn left down the hill, after approx 1 mile turn left towards Trenale, the property is in the hamlet.**

### Viewing

Please call us on 01840 212121 to make an appointment.

### Estate Agents

10 Market Place , Camelford PL32 9PB

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### Disclaimers

#### The Property Misdemeanors Act 1991

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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FLOORPLAN:

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ENERGY PERFORMANCE CERTIFICATE: