



Bond
Oxborough
Phillips

Changing Lifestyles

Hillside
Wadebridge
PL27 6AL



BRITISH
PROPERTY
AWARDS

2025

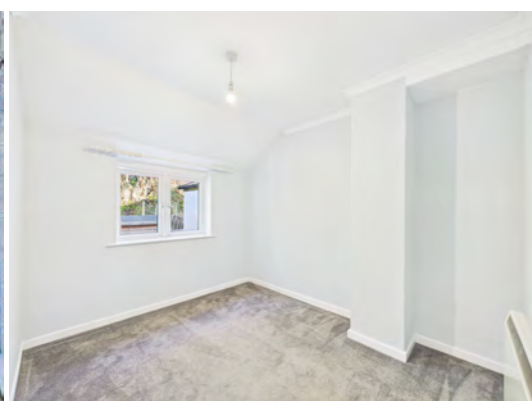
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £250,000



Changing Lifestyles

01208 814055

Hillside, Wadebridge, PL27 6AL



Hillside - A bright and well-positioned home with views, potential and no onward chain

- Two double bedroom semi-detached home
- Popular residential location in Tenant Vale, Wadebridge
- Modern open-plan kitchen/dining room with integrated appliances
- Separate utility space with ground floor WC
- Modern first floor bathroom with walk-in shower
- Low-maintenance front and rear patio gardens
- Additional purchased land to rear with future landscaping potential
- Elevated outlook with views across Tenant Vale and beyond
- Side access connecting front and rear gardens
- Offered with no onward chain
- Ideal first-time buy, investment or low-maintenance home
- Flat walks to Wadebridge town centre
- Council Banding - B
- EPC - D



Situated within the popular residential area of Tenant Vale in the thriving town of Wadebridge, Hillside is a well-presented two-bedroom semi-detached home offering light-filled accommodation, low-maintenance outside space and excellent potential for further enhancement.

Upon entering the property, you are welcomed into the main living space. The living room is bright and airy, benefitting from an easterly aspect that allows the morning sun to stream through the double window and door, creating a warm and inviting atmosphere. A fireplace forms a focal point to the room, currently tiled over but offering an exciting opportunity to reinstate and install a wood-burning stove if desired. Stairs to the first floor rise from this space.

Adjacent to the living room is the open-plan kitchen/dining room, forming the social heart of the home. The kitchen is modern in style and well-equipped, featuring integrated appliances, a solid worktop, ample cupboard storage, space for a fridge freezer and a useful storage cupboard. There is plenty of room for a dining table, making it ideal for everyday living and entertaining alike.

A practical utility space is accessed from the kitchen, providing further storage, external access and a convenient ground-floor WC.

To the first floor, two double bedrooms are arranged off a central landing. The principal bedroom is a generous size with an easterly outlook, enjoying the morning sunrise, and benefits from a built-in storage cupboard. Completing the accommodation is a modern family bathroom comprising a walk-in shower, WC and wash basin.

Externally, the property enjoys immediate low-maintenance grounds. To the front, a well-sized patio area captures the morning sunshine, while to the rear an elevated patio with shed provides further outdoor seating space. Side access connects the front and rear gardens.

In addition, the current owners have purchased a further section of land adjoining the rear garden. This offers exciting future potential to terrace or landscape the space, with higher points enjoying attractive views across Tenant Vale and beyond.

Offered to the market with no onward chain, this property would make an excellent first-time purchase, investment opportunity or low-maintenance home. An early viewing is highly recommended.



Changing Lifestyles

Situated on the banks of the River Camel, the thriving market town of Wadebridge is one of North Cornwall's most sought-after residential locations, offering an excellent balance of coastal access, countryside surroundings and everyday amenities.

Trenant Vale is a well-regarded residential area on the eastern side of the town, popular with families and professionals alike thanks to its peaceful setting, modern housing and convenient proximity to local facilities. The area benefits from easy access into the town centre, where a wide range of independent shops, cafés, restaurants and supermarkets can be found, along with primary and secondary schooling.

Wadebridge is also renowned for the scenic Camel Trail, a traffic-free walking and cycling route that follows the Camel Estuary through beautiful countryside to the coast at Padstow. The town's central location also allows straightforward access to the A39, providing good transport links to Bodmin, the A30 and beyond.

Combining a strong community feel with access to some of Cornwall's most attractive coastline and countryside, Wadebridge — and Trenant Vale in particular continues to be a highly desirable place to live.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

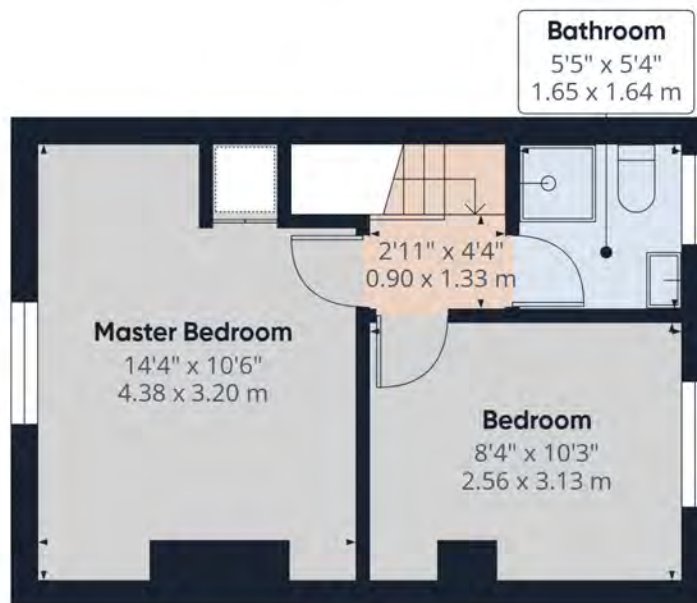
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Changing Lifestyles



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.