



Bond
Oxborough
Phillips

Changing Lifestyles

Prenn Reden
Wadebridge
PL27 7BH



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £325,000



Changing Lifestyles

01208 814055

Prenn Reden, Wadebridge, PL27 7BH

Stylish Three-Bedroom Bungalow in Sought-After Wadebridge



- Beautifully presented three-bedroom bungalow
- Spacious open-plan kitchen/dining/living area
- Bright living space with patio doors to the garden
- Modern kitchen with ample storage and garden views
- Versatile office/snug space ideal for home working
- Two contemporary family bathrooms
- Two spacious double bedrooms on the upper floor
- Generous rear garden with lawn and patio areas
- Off-road parking, utility room, and side access
- Council Banding - D
- EPC - B



Situated in the sought-after town of Wadebridge, this beautifully presented three-bedroom bungalow offers spacious and versatile accommodation throughout, perfect for modern family living.

Upon entering the property, you are welcomed by a spacious hallway providing access to all principal rooms. To the right-hand side is a versatile reception room, ideal for use as a home office, snug, or additional sitting room. Also on the ground floor is a generously sized double bedroom enjoying excellent natural light.

The ground floor further benefits from a contemporary family bathroom complete with a walk-in shower, heated towel rail, wash basin, and WC.

The heart of the home is the impressive open-plan kitchen, dining, and living area, offering an excellent space for both everyday living and entertaining. The living area is flooded with natural light thanks to double doors opening directly onto the rear patio, creating a wonderful indoor-outdoor feel. The modern kitchen provides ample cupboard storage, space for appliances, and enjoys pleasant garden views from the window above the sink. Just off the kitchen is a separate utility room with additional space for a washing machine, dryer, dishwasher, and further storage.

The first floor hosts two spacious double bedrooms, both featuring Velux windows that allow for plenty of natural light. Also on this floor is the stylish main family bathroom, fitted with a separate bath, walk-in shower, wash basin, and WC, all finished to a modern and high standard.

Externally, the property boasts a generous rear garden with a combination of lawned and patio areas, providing the perfect space for outdoor dining, entertaining guests, or simply relaxing and enjoying the peaceful surroundings. The patio area is ideally positioned to take full advantage of the indoor-outdoor flow from the living space, while the lawn offers plenty of room for children, pets, or keen gardeners. There is also convenient side access to the property for added practicality. To the front, the property benefits from off-road parking and access to a useful garden shed, providing additional outdoor storage.

This fantastic home combines flexible living space with modern finishes in a desirable Cornwall location, making it an ideal permanent residence, family home, or coastal retreat.



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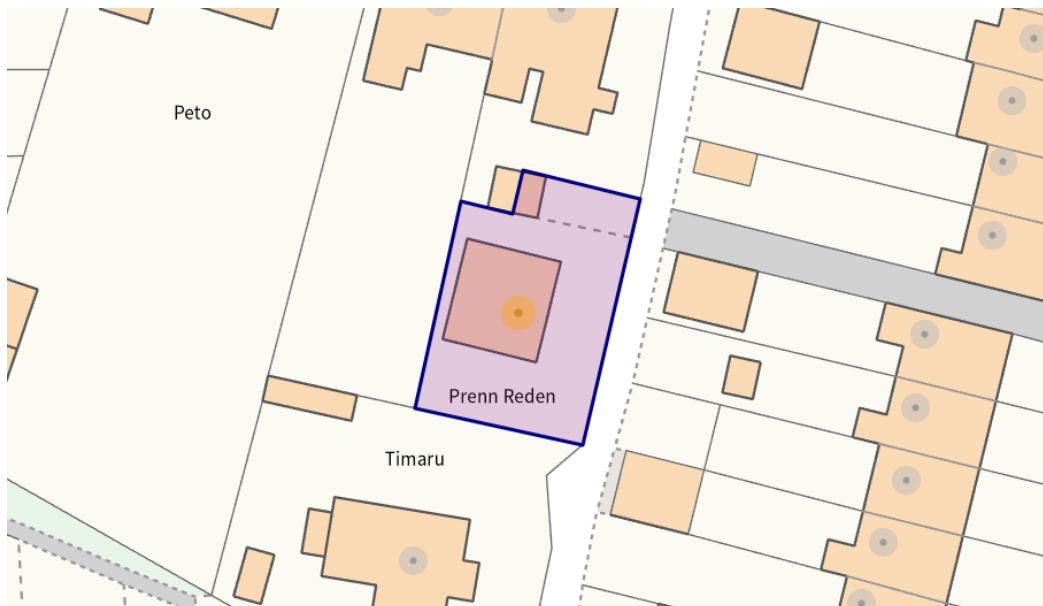
Wadebridge is a thriving and highly sought-after market town situated on the banks of the River Camel in North Cornwall, renowned for its vibrant community atmosphere, excellent amenities, and easy access to some of Cornwall's most stunning coastline.

The town offers a fantastic selection of independent shops, cafés, restaurants, pubs, supermarkets, and well-regarded schools, making it an extremely popular location for families and professionals alike. Wadebridge is also famous for the Camel Trail, a scenic walking and cycling route stretching through beautiful Cornish countryside towards Padstow and Bodmin.

The picturesque harbour town of Padstow and the stunning beaches of Polzeath, Daymer Bay, and Rock are all within easy reach, offering excellent opportunities for surfing, coastal walks, and outdoor leisure activities.

Wadebridge benefits from excellent transport links, with convenient access to the A39 and A30, while nearby Bodmin Parkway railway station provides direct services to Plymouth, Exeter, and London Paddington.

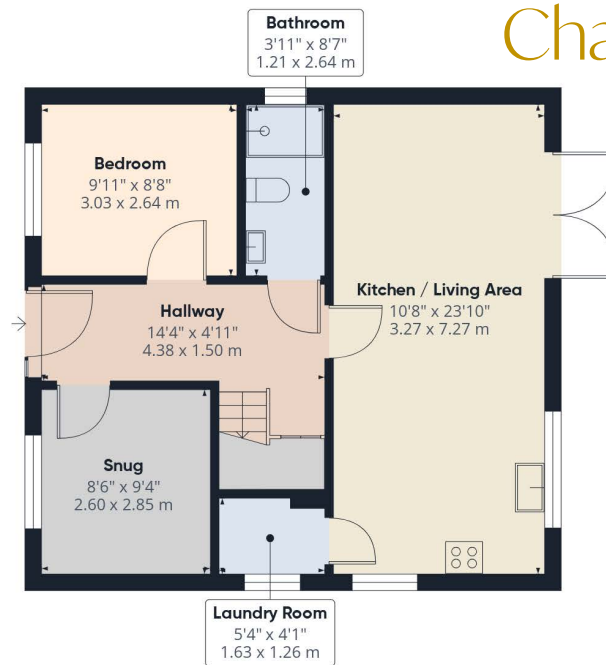
Combining a lively community, beautiful surroundings, and excellent accessibility, Wadebridge continues to be one of North Cornwall's most desirable places to live.



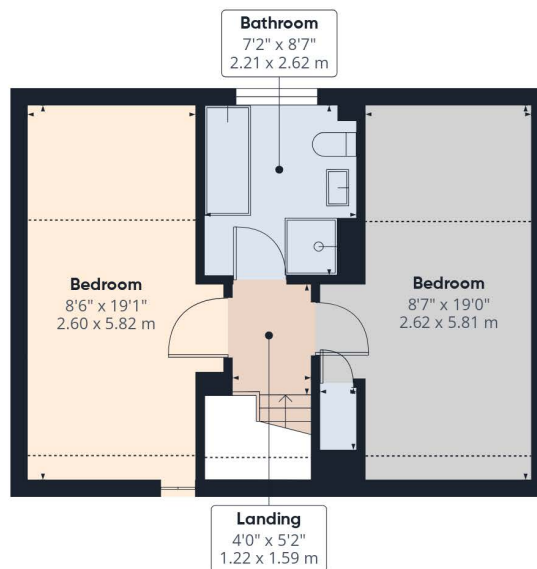
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:





Floor 0



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.