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Oxborough
Phillips

Changing Lifestyles

117 Talmena Avenue
Wadebridge
PL27 7RP



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £315,000



Changing Lifestyles

01208 814055

117 Talmena Avenue, Wadebridge, PL27 7RP



117 Talmena Avenue - A 3 bedroom detached residence located within Wadebridge

- 3 bedroom detached home located within a popular residential estate
- Well proportioned living room
- Open-plan kitchen/dining area with rear garden access
- Ground floor W.C
- Family bathroom with W.C, Basin & Bath
- Principle bedroom with en-suite bathroom
- Elevated views over Wadebridge town and surrounding countryside
- Private driveway with garage access
- Tiered rear garden
- End of chain!
- Great first time buy
- Council Banding - D
- EPC - D



117 Talmena Avenue, Wadebridge presents an excellent opportunity to acquire a well-proportioned three-bedroom detached home, ideally positioned within this popular residential development.

Offered to the market end of chain, the property combines practical living space with elevated countryside views and would make an ideal family home or first time purchase.

Upon entering the property, you are welcomed into an entrance hallway which provides access to the principal ground floor living areas. To the left, a convenient ground floor W.C. can be found. Continuing through, the living room presents itself as a well-sized and comfortable space, with a large double window allowing natural light to flood the room and create a bright and inviting atmosphere. A useful built-in storage cupboard also provides additional practicality.

To the rear of the property, the kitchen/dining room offers a sociable and functional layout. The dining area provides designated space for a family dining table, positioned in front of double-glazed external doors that offer direct access to the rear garden and create an excellent connection between indoor and outdoor living. The kitchen itself is generously sized and features a practical U-shaped design, providing ample worktop space and a good range of storage units.

Moving to the first floor, three bedrooms can be found. The principal bedroom benefits from the addition of a private en-suite shower room, complete with W.C., wash basin and shower. Bedrooms two and three both enjoy stunning elevated views across Wadebridge and the surrounding Cornish countryside, adding to the property's appeal. Completing the first floor is the family bathroom, fitted with a W.C., wash basin and bath, while a useful storage cupboard housing the hot water tank can also be found off the landing.

Externally, the property continues to impress with private off-road parking situated in front of the single garage. Side access is provided via the right-hand side of the property leading to the tiered rear garden. Directly accessed from the dining room, a raised decked seating area occupies an elevated position and creates an ideal spot to enjoy a morning coffee or relax while taking in the surroundings.

Offered to the market end of chain, this is a fantastic opportunity to secure a detached home in a desirable Wadebridge location, and viewing is highly recommended to fully appreciate all that the property has to offer.



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Situated within the sought-after Talmena Avenue development in Wadebridge, this property occupies a convenient and well-established residential location, popular with families and professionals alike. The area offers a pleasant neighbourhood setting while remaining within easy reach of the town's excellent range of everyday amenities and facilities.

Wadebridge itself is a thriving North Cornwall town with an attractive mix of independent shops, cafés, restaurants, supermarkets and well-regarded primary and secondary schooling. The town is perhaps best known for the renowned Camel Trail, a scenic route ideal for walking and cycling that follows the River Camel through beautiful countryside and connects Wadebridge with Padstow and Bodmin.

The location is perfectly placed for enjoying all that North Cornwall has to offer, with the stunning coastline and popular beaches of Polzeath, Rock, Daymer Bay and Padstow all within easy driving distance. The surrounding area provides excellent opportunities for watersports, coastal walks and outdoor pursuits, while good road connections offer access to neighbouring towns and villages. Combining convenience with lifestyle appeal, Talmena Avenue is ideally positioned for both permanent residence and enjoying Cornwall's renowned coastal surroundings.



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:



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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.