



Bond
Oxborough
Phillips

Changing Lifestyles

27 Glen Road
Wadebridge
PL27 7PE



BRITISH
PROPERTY
AWARDS

2025

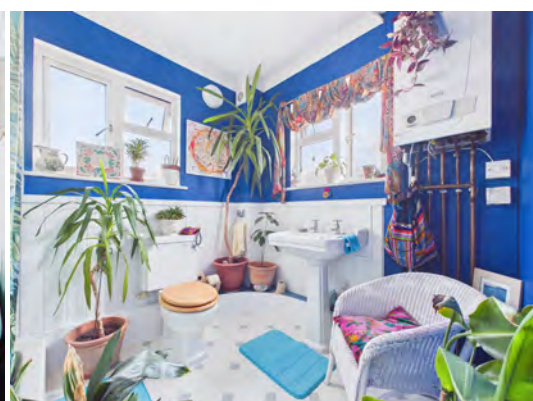
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Offers Over- £325,000



Changing Lifestyles

01208 814055

27 Glen Road, Wadbridge, PL27 7PE



A Chain Free Character Family Home with Three Double Bedrooms, Flexible Study/Nursery Space, Double Garage and Excellent Potential..

- Offered to the market with No Onward Chain
- Three spacious double bedrooms plus a study/nursery
- Character features including original floorboards, bay window & Rayburn
- Generous living & dining room, perfect for family life
- Modern fitted kitchen with utility room & downstairs W/C
- Large tiered rear garden with raised decking area
- Double garage with potential to convert (STPP)
- Fantastic opportunity to modernise and add value
- EPC - D
- Council Banding - B



Offered to the market with no onward chain, this deceptively spacious three double bedroom family home presents an exciting opportunity for buyers looking to create their ideal home. This property boasts an abundance of character, generous living accommodation and excellent potential throughout.

Upon entering, you are welcomed by a practical cloakroom/entrance area, providing ample space for coats and shoes before leading into the heart of the home. The spacious living and dining room is full of charm, featuring a beautiful bay window, original wooden floorboards and a cosy Rayburn, creating a warm and inviting atmosphere.

To the rear of the property is a modern yet characterful fitted kitchen, offering ample storage, a range of built-in appliances and plenty of workspace. Adjacent to the kitchen is a useful utility area, a downstairs W/C, and direct access to the rear garden.

The first floor comprises two generous double bedrooms, both served by a well-appointed family bathroom complete with a bath, shower, wash hand basin and W/C. A versatile study/nursery completes this floor, making an ideal home office, dressing room or children's bedroom.

Occupying the entire second floor is an impressive principal double bedroom, enjoying elevated views through a Velux window and offering a peaceful retreat away from the main living accommodation.

Externally, the property benefits from a large tiered rear garden, with a raised decking area perfect for outdoor entertaining. A particular highlight is the substantial double garage, which, subject to the necessary planning permissions and building regulations, offers excellent potential to be converted into a home office, studio, annexe or additional accommodation.

Situated in a sought-after location and offered to the market chain free, this is a fantastic opportunity to acquire a characterful home with enormous potential. This property provides the perfect canvas for buyers to put their own stamp on.

Viewing is highly recommended to fully appreciate the size, character and potential this rare opportunity has to offer.



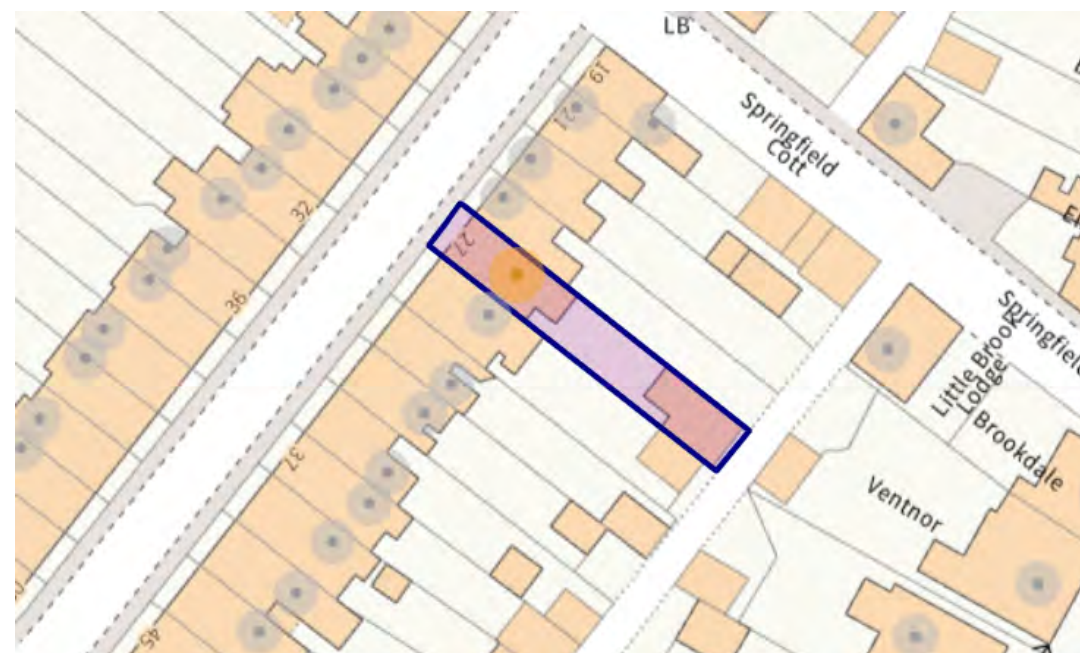
Changing Lifestyles

Wadebridge is a picturesque and welcoming market town located in the heart of North Cornwall, beautifully positioned along the banks of the River Camel. Steeped in history and surrounded by some of the county's most stunning landscapes, Wadebridge offers a wonderful combination of traditional Cornish charm, modern conveniences, and easy access to the dramatic coastline.

Wadebridge is perfectly placed for discovering North Cornwall's renowned beaches and coastal destinations. The golden sands of Polzeath, the rugged beauty of the coastline around Rock, and the historic fishing village of Padstow are all within easy reach. Visitors can enjoy surfing, sailing, coastal walks, wildlife spotting, and a wide range of outdoor activities throughout the year.

The town also provides an excellent base for exploring Cornwall's wider attractions, including historic landmarks, gardens, and charming villages. Despite its peaceful countryside location, Wadebridge offers convenient connections to nearby towns and transport links, making it an attractive destination for both short breaks and longer stays.

Combining natural beauty, heritage, outdoor adventure, and a warm community atmosphere, Wadebridge captures the very best of Cornwall. Whether you are looking for a relaxing riverside retreat, an active outdoor escape, or a place surrounded by stunning scenery, Wadebridge offers a unique and memorable experience in one of England's most beautiful regions.



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:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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.