



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Chapel Lane  
Wadebridge  
PL27 7NJ



BRITISH  
PROPERTY  
AWARDS

2025

★★★★★

**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £260,000**



Changing Lifestyles

01208 814055

# 2 Chapel Lane, Wadebridge, PL27 7NJ



## A Bright, Spacious & Perfectly Positioned 3 Bedroom Cottage in Wadebridge..

- Three-bedroom terraced cottage in the heart of Wadebridge
- Bright and spacious living room with a cosy log burner
- Modern kitchen/dining room with ample storage
- A single door opening onto a sunny, private patio
- Two generous double bedrooms plus a versatile nursery/home office
- Built-in storage space in all bedrooms
- Large landing storage cupboard for added practicality
- Separate, lockable outdoor storage space
- Walking distance to shops, cafés, schools and the Camel Trail
- Council Banding - B
- EPC - D



Situated in the heart of Wadebridge, this well-presented three-bedroom terraced cottage offers bright, spacious accommodation throughout and is perfectly suited to first-time buyers, young families, or those looking to enjoy all that this popular Cornish town has to offer.

Stepping inside, you are welcomed by a practical entrance area, providing the perfect space for hanging coats and storing shoes before flowing seamlessly into the bright and inviting living room. Large windows flood the space with natural light, while a charming log burner creates a cosy focal point, making it the perfect place to relax throughout the year.

To the rear of the property is a spacious kitchen/dining room, ideal for both everyday family life and entertaining. The modern kitchen offers ample cupboard storage along with space for a cooker, washing machine and fridge freezer. A single door opens directly onto a generous patio, creating a wonderful extension of the living space. This private suntrap is perfect for outdoor seating, al fresco dining, or simply enjoying the warmer months.

Upstairs, the property offers a versatile layout comprising two generous double bedrooms and a further bedroom which would make an ideal nursery, home office or study. All bedrooms benefit from built in wardrobe space, providing excellent additional storage. The family bathroom is fitted with a bath featuring a shower over, wash hand basin and a heated towel rail. A large storage cupboard on the landing provides further practical storage space. This property also benefits from a lockable, outdoor storage space.

Located just a short stroll from Wadebridge town centre, the property enjoys easy access to a fantastic selection of independent shops, cafés, restaurants, schools and everyday amenities. With the renowned Camel Trail on your doorstep and the stunning North Cornish coastline just a short drive away, this is an excellent opportunity to enjoy both town and coastal living.

This fantastic home is an ideal purchase for first-time buyers, young families, or investors looking for a property in one of North Cornwall's most sought-after locations.

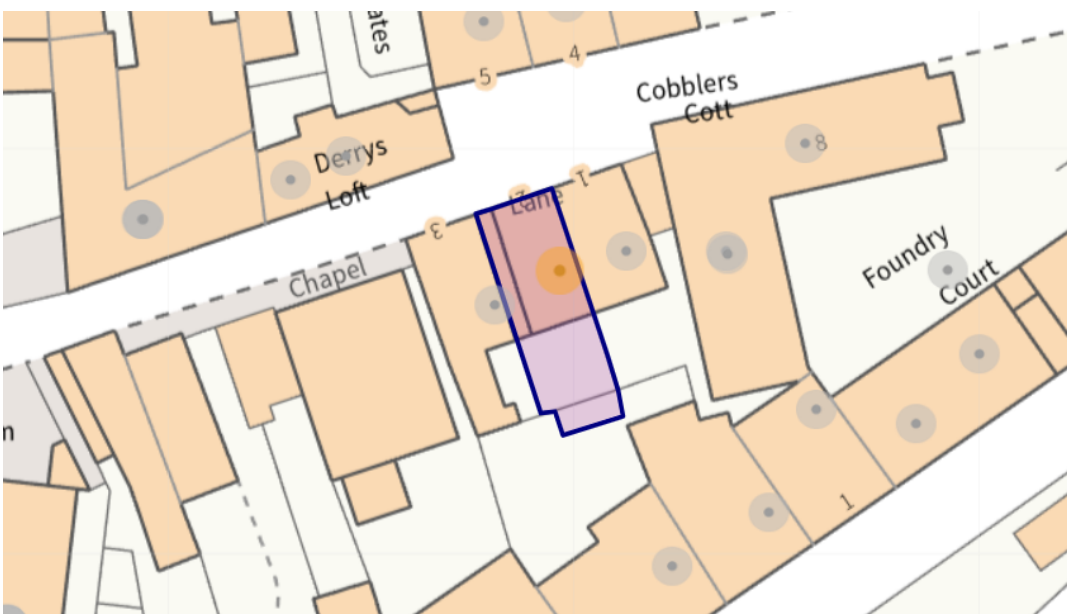


# Changing Lifestyles

Wadebridge is one of North Cornwall's most sought-after market towns, offering an excellent blend of everyday convenience, community spirit and easy access to some of Cornwall's most beautiful coastline. Situated on the banks of the River Camel, the town boasts a fantastic selection of independent shops, cafés, restaurants, pubs and supermarkets, along with highly regarded primary and secondary schools, making it an ideal location for families and professionals alike.

The renowned Camel Trail, a picturesque 18-mile traffic-free route linking Wadebridge to Padstow and Bodmin, is perfect for walking, cycling and enjoying the stunning riverside scenery. Just a short drive away are some of Cornwall's finest beaches, including Polzeath, Daymer Bay and Rock, all popular for surfing, sailing and coastal walks.

Excellent road links via the A39 provide easy access to neighbouring towns such as Padstow, Bodmin and Newquay, while the nearby A30 connects to the rest of Cornwall and beyond. Combining a thriving town centre with outstanding natural surroundings, Wadebridge continues to be one of Cornwall's most desirable places to call home.



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.

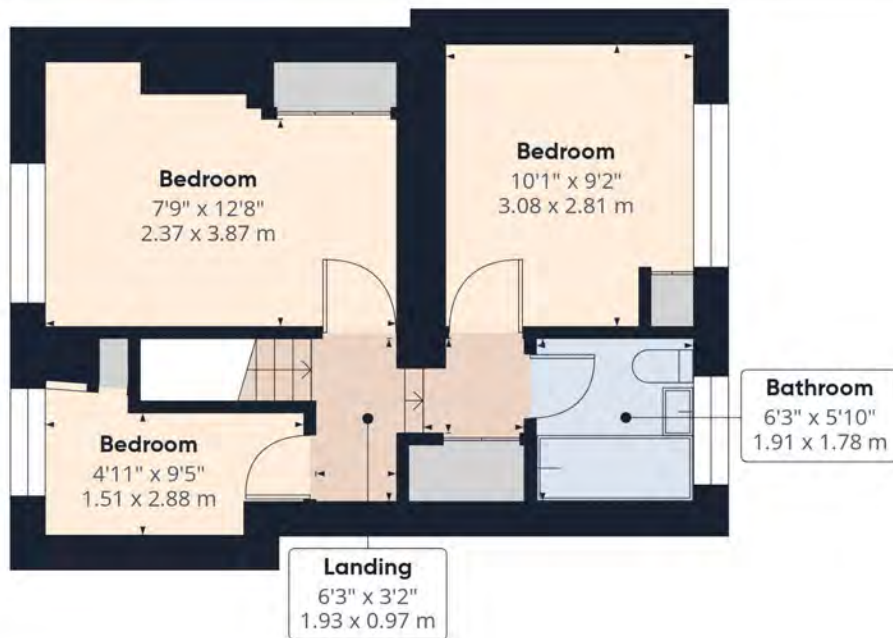
Virtual Tour:



# Changing Lifestyles



Floor 0



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.