Bond Oxborough Phillips

Changing Lifestyles

2 Combe Florey Mews
Wadebridge
PL27 6DQ

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £280,000







2 Combe Florey Mews, Wadebridge, PL27 6DQ

A stylish three-bedroom townhouse offering spacious modern, in the heart of Wadebridge...

- Impressive three-bedroom terraced home arranged over three floors
- Stunning open-plan kitchen, dining and living space with patio access
- Modern fitted kitchen with integrated appliances and breakfast bar
- Spacious utility room with fitted storage and garage access
- Generous master bedroom with built-in wardrobes and walk-in shower
- Two allocated parking spaces plus integral garage
- Prime Wadebridge location with excellent family-friendly living space
- Council Banding - C
- EPC - C







This beautifully presented three-bedroom terraced home in Wadebridge offers spacious and versatile living accommodation arranged over three floors, combining modern design with practical family living.

Upon entering, you are welcomed by a generous entrance hallway providing access to the large utility room, integral garage, and stairs leading to the main living accommodation. The spacious utility room is fitted with a range of cupboard units, offering excellent storage solutions, and benefits from direct access into the garage, providing additional flexibility for storage, hobbies, or parking. The entrance hallway also features a useful understairs storage cupboard.

The first floor is home to an impressive open-plan kitchen, dining, and living area, designed with modern family life and entertaining in mind. Large windows and double doors flood the space with natural light and open directly onto a private patio area, creating a fantastic indoor-outdoor flow perfect for al fresco dining and relaxing. The contemporary kitchen is well equipped with ample storage, a breakfast bar, and a range of integrated appliances including a dishwasher and cooker. A convenient WC completes this floor.

The second floor offers three well-proportioned double bedrooms. The generous master bedroom benefits from built-in wardrobes and a stylish en-suite WC with a walk-in shower. The second bedroom also features built-in wardrobe space, while the third bedroom provides a versatile double room ideal for guests, children, or a home office. A modern family bathroom with a bath serves the remaining bedrooms.

Externally, the property benefits from two allocated parking spaces, in addition to the integral garage, providing excellent parking and storage options.

Located in the sought-after town of Wadebridge, this impressive home provides a superb blend of contemporary living, generous proportions, and practical features, making it an ideal choice for families, professionals, or those looking to enjoy the best of modern Cornish living.

An early viewing is highly recommended.

Changing Lifestyles

Wadebridge is a charming market town situated in North Cornwall, nestled along the banks of the River Camel between the rugged beauty of the coast and the rolling countryside. Known for its welcoming atmosphere, historic streets, and strong community spirit, the town offers a perfect blend of traditional Cornish character and modern amenities.

The town's most distinctive feature is the iconic Wadebridge Bridge, a 15th-century stone bridge that spans the River Camel and has played an important role in the town's history. Today, Wadebridge is a popular destination for visitors exploring the Camel Trail, a scenic route that follows the former railway line through beautiful countryside towards Padstow and Bodmin.

Surrounded by farmland, woodland, and some of Cornwall's most stunning coastal landscapes, Wadebridge provides easy access to nearby beaches, including Polzeath and Rock. The town is also well known for its independent shops, cafés, restaurants, and regular markets, making it a lively hub for both locals and tourists.

With its combination of heritage, natural beauty, and convenient location, Wadebridge offers a peaceful yet vibrant Cornish experience, making it an attractive place to visit, live, or explore.





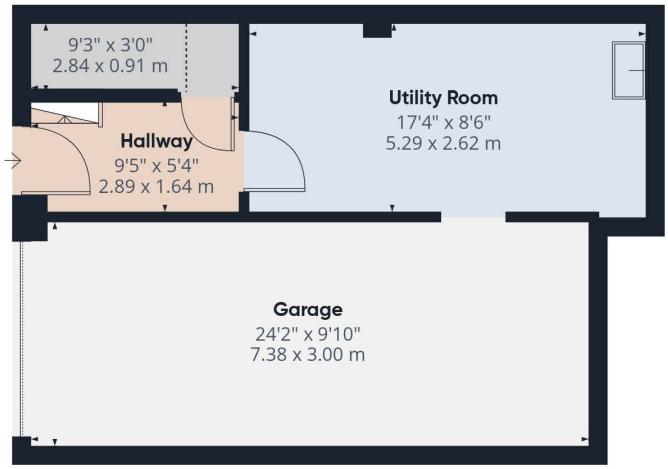




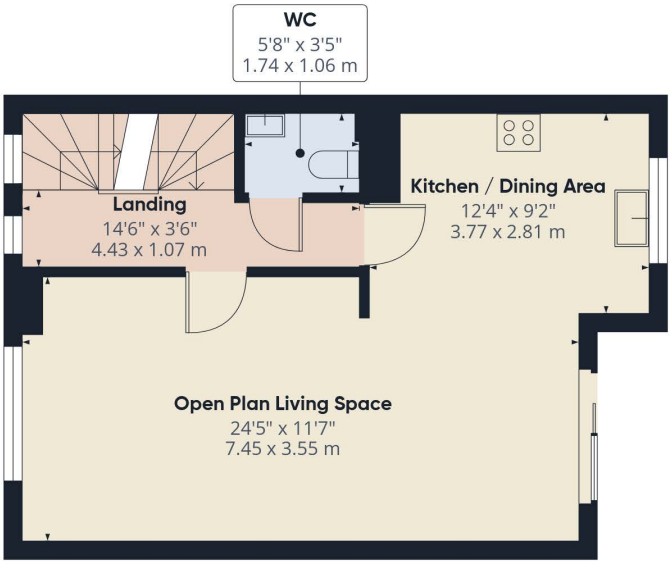


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

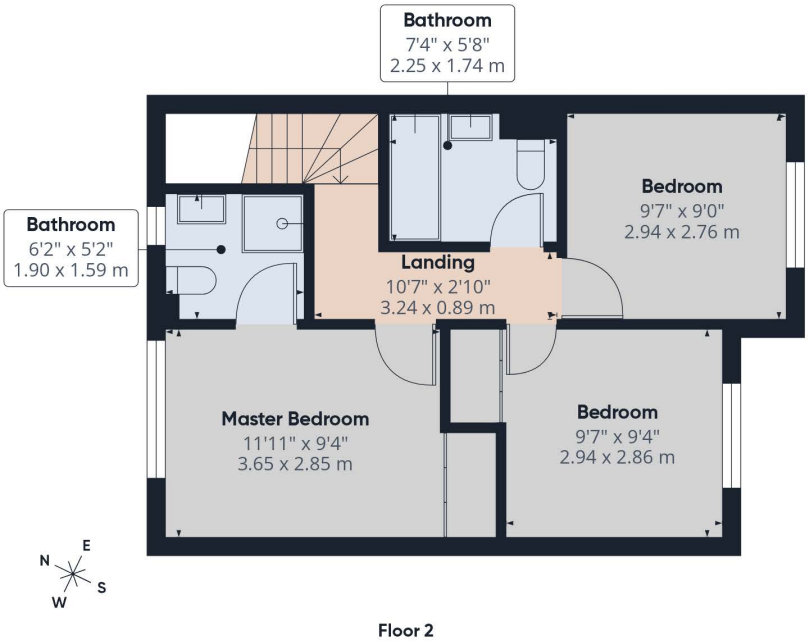
Virtual Tour:



Floor 0



Floor 1



Floor 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 recieve a referal 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.