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Changing Lifestyles

Flat 5, 10 Molesworth Street Wadebridge PL27 7DA



BRITISH
PROPERTY
AWARDS

2025

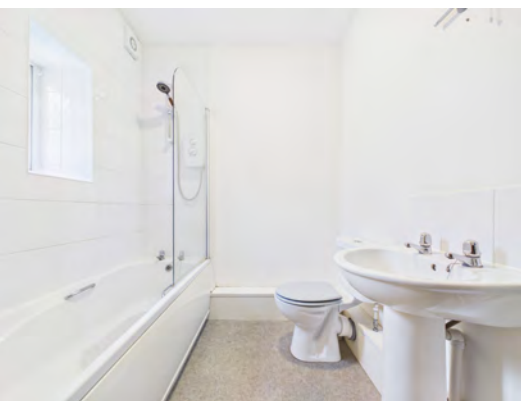
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £99,750



Changing Lifestyles

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Flat 5, 10 Molesworth Street, Wadebridge, PL27 7DA



An excellent buy-to-let opportunity positioned moments from Wadebridge high street, offering convenient town centre living.

- Prime town centre location in the heart of Wadebridge
- Just moments from the high street, shops, cafés and local amenities
- First-floor one-bedroom apartment
- Open-plan living, kitchen and dining area
- Fitted kitchen with oven and hob
- Excellent buy-to-let investment opportunity
- Previously let achieving £575 per calendar month
- Long leasehold with 999-year term
- Ideal low-maintenance property for cash investors
- Council Banding - D
- EPC - D



Flat 5, 10 Molesworth Street presents an excellent opportunity to acquire a well-positioned one-bedroom apartment in the very heart of Wadebridge. Whether you are an investor seeking a centrally located buy-to-let property, a first-time buyer looking to step onto the property ladder, or someone searching for a low-maintenance home close to amenities, this apartment offers fantastic potential. Situated just moments from the bustling high street, the property enjoys immediate access to the town's excellent range of shops, cafés, restaurants and everyday amenities.

Positioned on the first floor and accessed via a shared communal staircase and hallway, the accommodation briefly comprises a welcoming entrance hall leading to all principal rooms. The property benefits from a fitted bathroom complete with WC, bath with shower over and wash basin, along with a useful storage cupboard located at the end of the hallway.

The open-plan living, kitchen and dining space provides a practical and versatile area, with a large window allowing natural light to fill the room. The kitchen is fitted with a modern oven and hob, with space for a small dining table and additional furnishings. The adjoining double bedroom offers a comfortable and inviting space, making the apartment equally well suited as a permanent residence or an easy-to-manage lock-up-and-leave home.

The property has previously performed well as a rental investment, with the most recent tenancy agreement achieving £575 per calendar month, making this an appealing opportunity for landlords looking to add a low-maintenance town centre apartment to their portfolio.

Please note that the property does not benefit from private parking, although roadside parking options are available within the surrounding areas of Wadebridge.

Important Information: The property is held on a long leasehold basis, with the lease commencing on 24 June 2004 for a term of 999 years. The ground rent is currently set at £50 per annum until 2037, after which it will increase for the following 33-year period in line with the Retail Prices Index (RPI).

Due to the property's position above a commercial premises, prospective purchasers should be aware that mortgage availability may be restricted, and the apartment is likely to appeal predominantly to cash buyers. Interested parties are advised to seek independent financial advice before proceeding.

Wadebridge is a highly desirable market town set along the banks of the picturesque River Camel, renowned for its blend of riverside charm, excellent amenities and easy access to some of North Cornwall's most beautiful countryside and coastline.

Popular with families, retirees and professionals alike, the town offers a wonderful balance of convenience and lifestyle, with a thriving high street, independent shops, cafés, restaurants, supermarkets, schools and a range of leisure facilities.

The town is particularly well known for the Camel Trail, a scenic walking and cycling route that follows the former railway line through stunning countryside, connecting Wadebridge with Bodmin and the stunning coastal village of Padstow. The beautiful beaches of Rock, Polzeath and Daymer Bay are also within easy reach, making the area a favourite for those looking to enjoy Cornwall's renowned outdoor lifestyle.

With excellent road links providing easy access throughout the county, Wadebridge remains one of North Cornwall's most sought-after locations, offering the perfect combination of community, countryside and coastal living.

