Bond Oxborough Phillips

Changing Lifestyles

4 Cliff Park Terrace
Wadebridge
PL27 7BL

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



OIEO - £320,000







4 Cliff Park Terrace, Wadebridge, PL27 7BL

A Beautiful Three-Bedroom Home in the Heart of Wadebridge..

- Three spacious double bedrooms
- Bright and welcoming living room with ample natural light
- Modern kitchen/diner with integrated dishwasher
- Utility room and contemporary family bathroom
- Attractive rear garden with patio, decking, garden shed and rear access
- Generous front lawn providing excellent kerb appeal
- Walking distance to Wadebridge town centre, the River Camel and Camel Trail
- Ideal family home in one of Wadebridge's most desirable locations
- Council Banding - B
- EPC - C







Situated in the highly sought-after location of Guineaport Road, just a short stroll from the picturesque River Camel and the renowned Camel Trail, this beautifully presented three-bedroom terraced home offers spacious and versatile accommodation, generous gardens and an excellent position within the popular market town of Wadebridge.

Entering the property, you are welcomed by a spacious entrance hallway, providing access to the principal living areas and the staircase leading to the first floor.

To the front of the paroperty is a bright and generously proportioned living room, where a large UPVC double glazed window allows an abundance of natural light to fill the space, the windows in the property all benefit from built in shutters. Opportunity for a charming fireplace provides a cosy focal point, creating the perfect setting for relaxing with family and friends.

The modern kitchen has been thoughtfully designed as a sociable hub of the home, offering ample cupboard and worktop space alongside room for a dining table. It is well equipped with an induction hob, cooker, integrated dishwasher and space for a built-in fridge freezer. Double glazed UPVC doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces, making it ideal for entertaining during the warmer months.

Leading from the kitchen is a practical utility area, providing additional storage and laundry facilities. Beyond this is the family bathroom, fitted with a bath incorporating a shower over, wash hand basin and WC.

The first floor comprises three well-proportioned double bedrooms, all offering comfortable accommodation. All double glazed UPVC windows with built in shutters.

Externally, the property enjoys delightful gardens to both the front and rear. The rear garden has been designed to make the most of the outdoor space, with a paved patio immediately outside the kitchen providing the perfect spot for morning coffee or al fresco dining. Steps lead up to an attractive decked seating area, ideal for entertaining or enjoying the sunshine, while a useful garden shed provides additional storage. The property also benefits from rear access. To the front, the property benefits from a generous lawned garden, adding to its kerb appeal and offering another pleasant outdoor space to enjoy.

Ideally positioned close to Wadebridge town centre, the River Camel and the famous Camel Trail, this wonderful home combines spacious family living with an enviable North Cornwall lifestyle. With excellent local amenities, schools, independent shops, cafés and beautiful countryside all within easy reach, 4 Cliff Park Terrace presents an outstanding opportunity for families, professionals and those seeking a home in one of Cornwall's most desirable locations.

AGENTS NOTE:
The vendors have indicated that they would ideally like to sell the property fully furnished. The furnishings may therefore be available by separate negotiation, subject to agreement.

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A desirable Cornish location close to the River Camel and Camel Trail

Situated in the sought-after area of Guineaport Road, Wadebridge, this property enjoys an enviable position close to the beautiful River Camel and the renowned Camel Trail. Offering the perfect blend of town convenience and riverside living, it provides an ideal base for those looking to enjoy the very best of North Cornwall.

Wadebridge is a charming market town with a welcoming community, independent shops, cafés, restaurants and everyday amenities all close by. The property is ideally placed for enjoying the surrounding countryside, with the Camel Trail just moments away, a scenic route popular with walkers, cyclists and nature lovers, stretching through the stunning Cornish landscape between Wadebridge, Bodmin and Padstow.

The nearby River Camel provides a peaceful backdrop, with opportunities to enjoy riverside walks, wildlife spotting and the relaxed outdoor lifestyle that makes this part of Cornwall so special. The combination of picturesque surroundings, easy access to the coast and the convenience of being within walking distance of Wadebridge town centre makes Guineaport Road a highly desirable place to call home.

A wonderful opportunity to enjoy the unique character of Wadebridge, where countryside, coast and community come together.





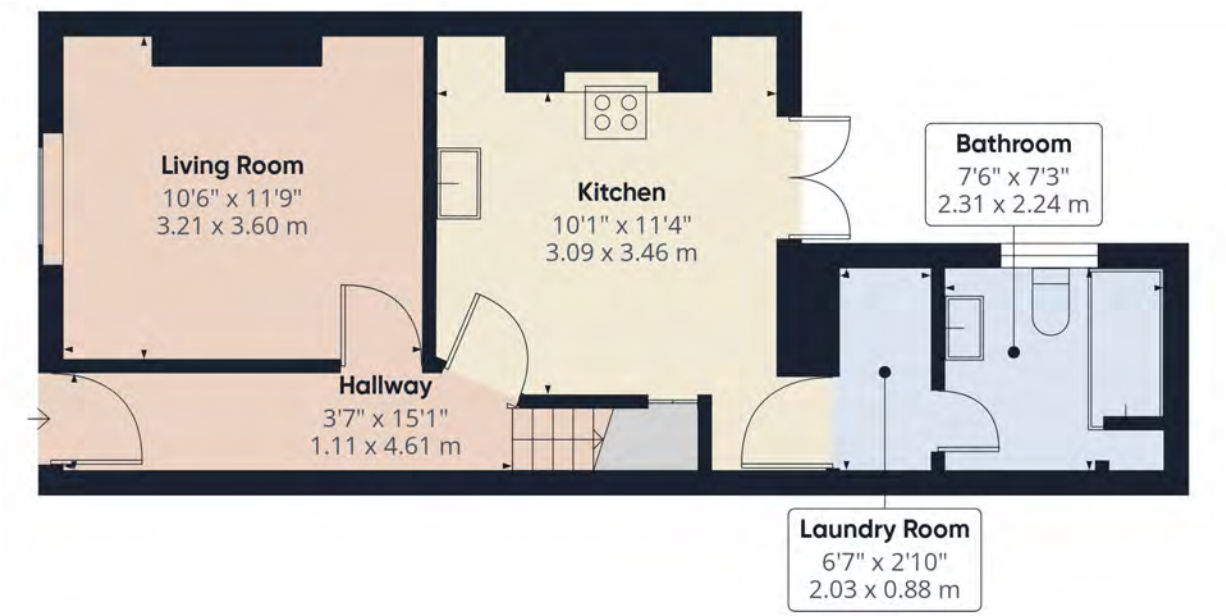




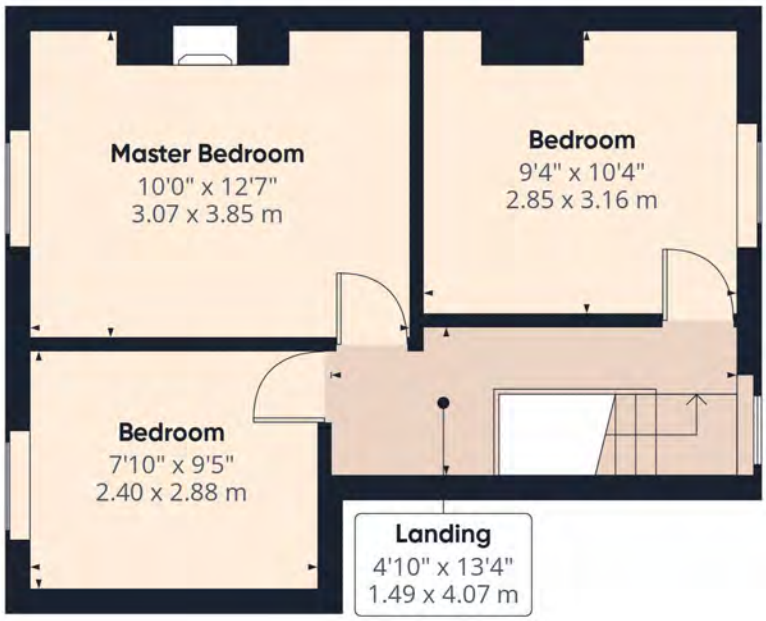


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0



Floor 1

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.