Bond Oxborough Phillips

Changing Lifestyles

3 Trevarner Meadow
Wadebridge
PL27 6GF

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £350,000







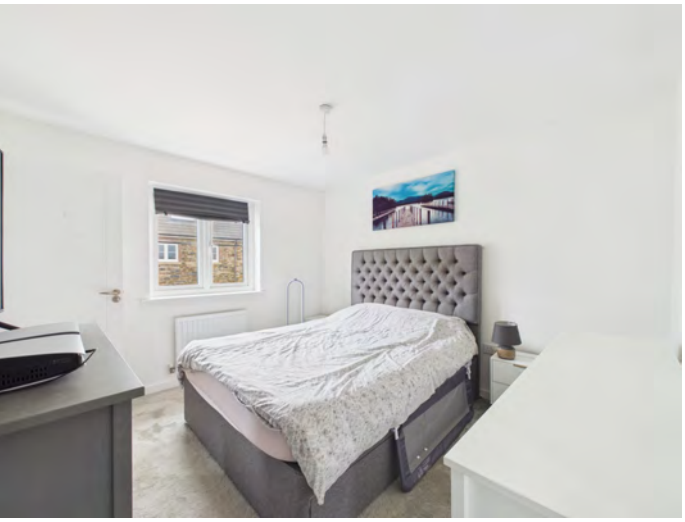
3 Trevarner Meadow, Wadebridge, PL27 6GF

A beautifully presented three-bedroom detached home in a highly desirable Wadebridge setting...

- Beautifully presented three-bedroom detached home
- Generous modern kitchen/dining room
- Spacious family living area
- Separate utility room with sink & plumbing
- Master bedroom with modern en-suite
- Private driveway for multiple vehicles
- Single garage providing excellent storage
- Partially landscaped rear garden with further potential
- Highly desirable Wadebridge location
- Council Banding - C
- EPC - B







This beautifully presented three-bedroom detached home offers generous and well-appointed accommodation throughout, complemented by a private driveway, single garage and a sizeable rear garden offering plenty of potential. Ideally positioned within a highly desirable area of Wadebridge, the property is perfectly suited to a range of buyers looking for a modern and conveniently located home.

Upon entering, you are welcomed into a bright and inviting entrance hallway, providing access to the principal ground-floor accommodation. Immediately ahead is a useful downstairs W.C., fitted with a toilet and wash hand basin, providing excellent everyday convenience.

To the left is the generous living room, a bright and comfortable space enjoying plenty of natural light from its multi-aspect windows and providing an ideal setting in which to relax and unwind.

To the right, the heart of the home can be found in the impressive modern kitchen/dining room. Thoughtfully designed with both everyday living and entertaining in mind, the kitchen offers a good range of cupboard and drawer storage, integrated appliances and ample space for a family dining table. Double doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces while allowing plenty of natural light to flood into the room.

The kitchen also benefits from a separate utility room, complete with an additional sink and plumbing for appliances, keeping the practicalities of day-to-day living separate from the main kitchen.

Upstairs, a generous landing provides access to three well-proportioned double bedrooms. The principal bedroom benefits from its own modern en-suite shower room, complete with a walk-in shower, W.C. and wash hand basin, creating a comfortable and private retreat.

The remaining two bedrooms are served by a stylish family bathroom, fitted with a bath with shower over, W.C., wash hand basin and heated towel rail.

Externally, the property continues to offer plenty. The rear garden is partially landscaped, with the remaining area presenting an excellent opportunity for a new owner to put their own stamp on the space and create a garden tailored to their individual needs. Whether further landscaped for entertaining, family use or simply as an attractive low-maintenance garden, there is plenty of scope to make the most of the space.

To the front, a private driveway provides off-road parking for multiple vehicles and leads to a detached single garage, offering further parking or valuable additional storage.

Combining generous accommodation, modern fittings, three double bedrooms and excellent parking provision, this superb detached home represents a fantastic opportunity for those seeking a stylish and practical property within a highly desirable Wadebridge setting.

Changing Lifestyles

Wadebridge is a thriving market town situated in the heart of North Cornwall, offering an excellent balance of town convenience and easy access to the coast and surrounding countryside. The town provides a wide range of everyday amenities, including independent shops, cafés, restaurants, supermarkets, schools, medical facilities and leisure opportunities, all within easy reach.

The popular Camel Trail runs directly through Wadebridge, providing a scenic route for walking and cycling along the beautiful Camel Estuary towards Padstow and Bodmin. The town is also ideally positioned for exploring some of North Cornwall's most celebrated beaches and coastal destinations, with the stunning beaches at Polzeath, Daymer Bay and Rock all within easy reach.

For commuters, Wadebridge offers convenient road links to the A39, providing access towards Bodmin, the North Cornwall coast and beyond, while Bodmin Parkway railway station offers mainline rail connections to London Paddington and other major destinations.

With its attractive riverside setting, excellent range of amenities and enviable position close to both the coast and countryside, Wadebridge remains a highly sought-after location for those looking to enjoy the very best of North Cornwall living.





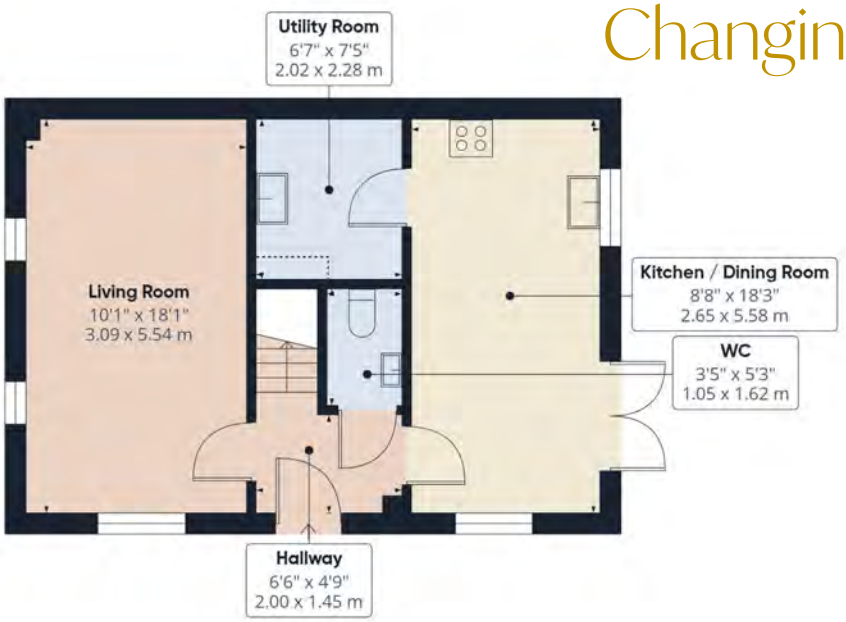






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0 Building 1



Floor 1 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 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.