



Bond
Oxborough
Phillips

Changing Lifestyles

39 Trevarner Meadow
Wadebridge
PL27 6GF



BRITISH
PROPERTY
AWARDS

2025

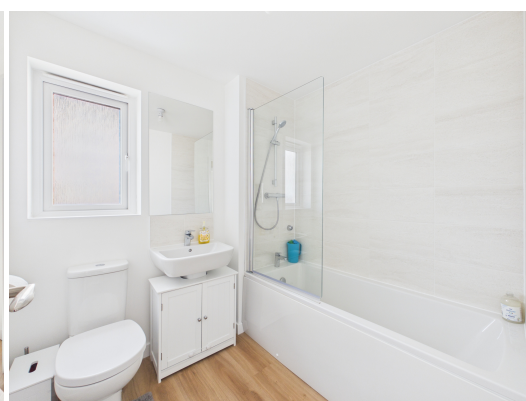
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £400,000



Changing Lifestyles

01208 814055

39 Trevarner Meadow, Wadebridge, PL27 6GF



A well-presented four-bedroom detached property with a generous open-plan kitchen/dining space, private garden and semi-detached garage..

- Four-bedroom detached family home
- Spacious entrance hallway with useful under stairs storage
- Good-sized, naturally light living room
- Generous open-plan kitchen/dining room with double doors to the garden
- Master bedroom with modern en-suite and walk-in shower
- Two further double bedrooms and a spacious single
- Private south-facing rear garden with raised patio and lawned area
- Semi-detached garage with 2 private parking spaces and excellent family accommodation
- Council Banding - D
- EPC - B



Welcome to this well-presented four-bedroom detached home, situated within the popular Trevarner Meadow development in Wadebridge. Offering spacious and versatile accommodation arranged over two floors, the property provides an ideal home for families, with generous living spaces, a modern en-suite and a good-sized rear garden.

Upon entering, you are welcomed into a spacious hallway, providing access to the principal rooms on the ground floor and benefiting from useful under stairs storage. To the left is a good-sized living room, which enjoys plenty of natural light and provides a comfortable space for relaxing and entertaining.

To the right of the entrance hall is a convenient downstairs WC.

To the rear of the property is the heart of the home: a generous open-plan kitchen and dining area. The kitchen offers ample storage and plenty of space for appliances, with built-in appliances including a fridge freezer and a gas hob. The dining area provides plenty of room for a family dining table, while double doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Upstairs, the property offers four bedrooms and the family bathroom. The master bedroom is a particularly comfortable room and benefits from a modern en-suite shower room with a walk-in shower. There are two further good-sized double bedrooms, alongside a versatile fourth bedroom which would make a lovely nursery or single bedroom, depending on the needs of the new owner.

The family bathroom is well equipped with a bath and shower unit, serving the remaining bedrooms.

Externally, the south facing rear garden is a lovely feature of the property. A raised patio area is accessed directly from the kitchen and provides an ideal spot for outdoor dining and entertaining. Steps lead down to a good-sized lawned area, offering a pleasant space for children, pets or simply enjoying the sunny filled garden all day.

The property also benefits from a semi-detached garage, providing useful storage and 2 private parking spaces.

Overall, this is a spacious and versatile four-bedroom detached home, offering excellent family accommodation, a generous garden and convenient access to the amenities and attractions of Wadebridge.

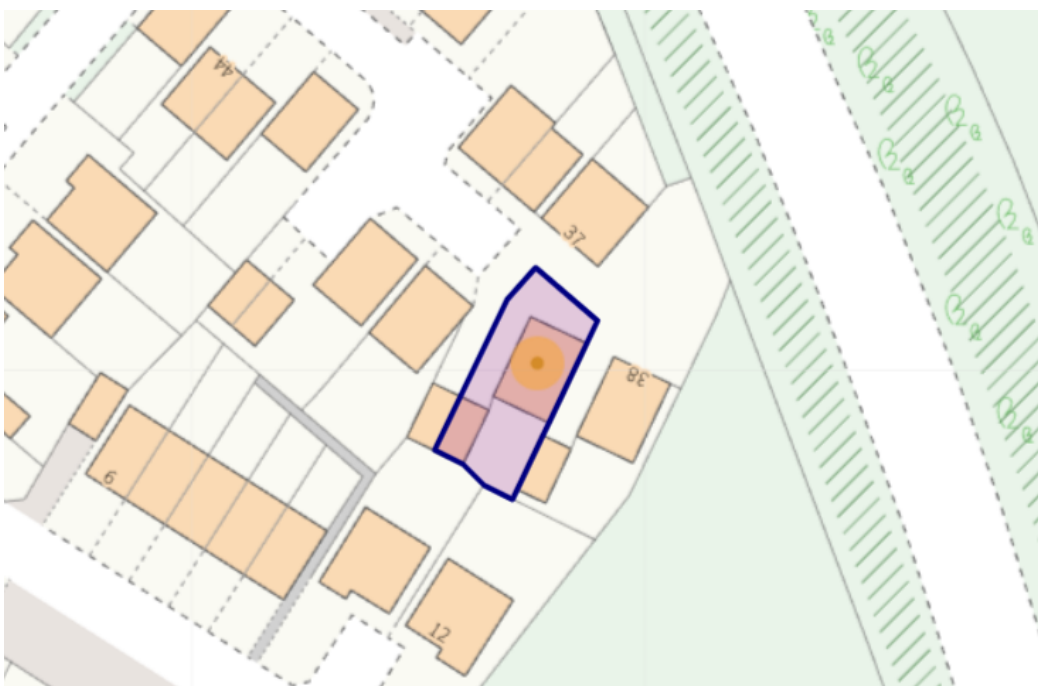


Changing Lifestyles

Wadebridge is a popular market town situated in the heart of North Cornwall, perfectly positioned for enjoying the county's beautiful coastline and countryside. Set along the River Camel, the town offers a great selection of everyday amenities, including independent shops, cafés, restaurants, pubs and supermarkets, together with well-regarded schools and a range of local services.

The famous Camel Trail runs directly through the town, providing a scenic route towards Padstow and inland to Bodmin, ideal for walking, cycling and enjoying the surrounding countryside. The nearby north Cornish coastline is also within easy reach, with popular beaches and coastal towns including Polzeath, Rock, Daymer Bay and Port Isaac all accessible by car.

Wadebridge also benefits from excellent road links, with the A39 providing easy access towards Cornwall's north coast and the A30 connecting further afield. With its combination of town amenities, outdoor pursuits and convenient location, Wadebridge is an appealing place to live for families, couples and those looking to enjoy the Cornish lifestyle.

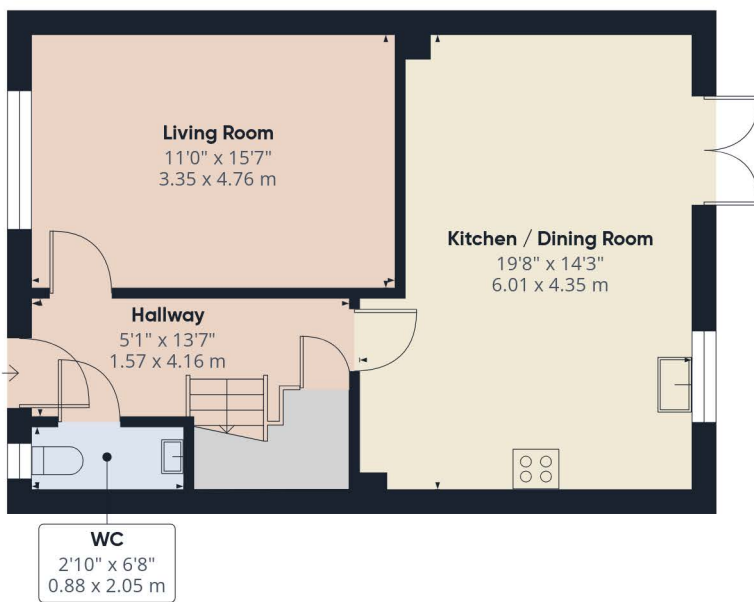


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

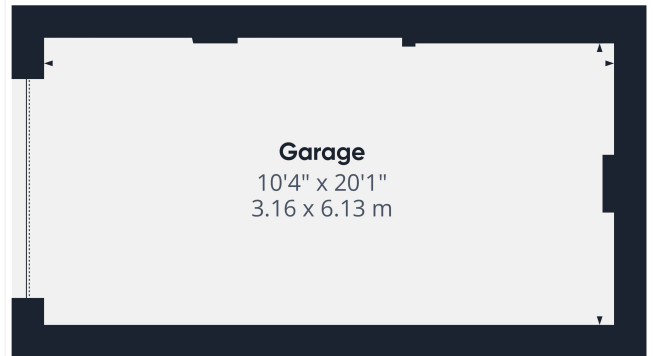
Virtual Tour:



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.