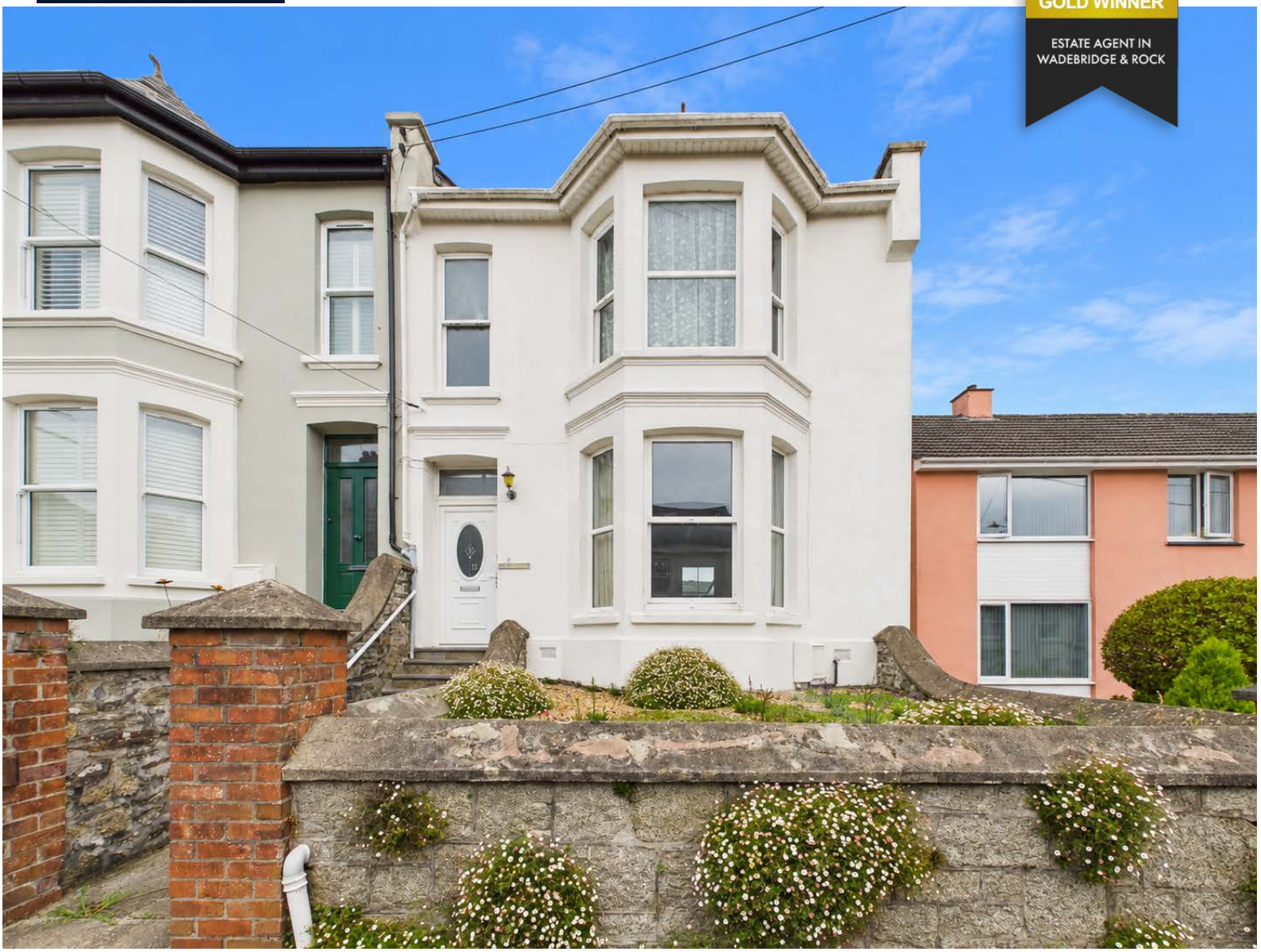
Bond Oxborough Phillips

Changing Lifestyles

3 Maymar Terrace
Wadebridge
PL27 7EB

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN WADEBRIDGE & ROCK



OIEO - £400,000







3 Maymar Terrace, Wadebridge, PL27 7EB

A Spacious Family Home in the Sought-After Town of Wadebridge with Plenty of Potential..

- Spacious Four-Bedroom End-of-Terrace Family Home
- Generous Living and Dining Room with Beautiful Bay Window and Feature Fireplace
- Modern Kitchen with Breakfast Bar and Dining Space
- Four Well-Proportioned Bedrooms, Including Three Generous Doubles
- Two Family Bathrooms, Including a Ground-Floor Shower Room
- Lovely Lawned Rear Garden with Large Garage
- Characterful Features, Ample Natural Light and Useful Storage Throughout
- Fantastic Potential to Put Your Own Stamp on the Property
- Council Banding - C
- EPC - TBC







Welcome to this charming and deceptively spacious four-bedroom end-of-terrace home, ideally positioned along Whiterock Road in the sought-after town of Wadebridge. Offering generous and versatile accommodation, characterful features and an abundance of natural light throughout, this delightful property presents a wonderful opportunity for growing families and those seeking a spacious home with plenty of potential

Upon entering the property, you are welcomed by a useful entrance porch before stepping into a characterful hallway, filled with natural light and providing access to the main living accommodation, along with a staircase rising to the first floor.

To the right, you will find an impressively spacious living and dining room, offering a wonderful setting for both relaxing and entertaining. The room benefits from dual windows, including a beautiful bay window that allows natural light to flood the space. A characterful fireplace provides a charming focal point, adding warmth and personality to this generous reception room. With ample space for comfortable seating and a substantial dining table, this versatile room is perfectly suited to family living and social gatherings.

Moving further along the hallway towards the rear of the property, you will find a generously sized ground-floor bathroom, complete with a walk-in shower, wash basin and WC. The hallway also benefits from useful storage space, providing a practical solution for everyday household essentials.

Positioned at the rear of the property is the spacious kitchen and dining area, offering a fantastic space for cooking, dining and spending time together. The modern kitchen is fitted with ample cupboard and worktop space, alongside a convenient breakfast bar, ideal for casual dining or enjoying a morning coffee. Large windows allow plenty of natural light to fill the room, creating a bright and welcoming environment. With space for a dining table, this room provides a practical and sociable setting for everyday family life.

The staircase rises from the entrance hallway to the first floor, with two useful storage cupboards positioned beneath, making excellent use of the available space.

The first-floor accommodation is thoughtfully arranged into two distinct areas, offering a practical layout for family living. Straight ahead from the staircase, towards the rear of the property, is a spacious double bedroom enjoying a pleasant outlook over the rear garden. Adjacent to this bedroom is the family bathroom, fitted with a bath, wash basin, WC and heated towel rail, providing a practical and comfortable space for the household.

Moving towards the front of the property, you will find three further bedrooms, comprising two generous doubles and a single bedroom. The principal bedroom is particularly impressive, featuring a beautiful bay window that fills the room with natural light and adds to the character of the property. The second double bedroom also offers generous proportions, while the single bedroom provides a versatile space that could equally serve as a nursery, home office or guest bedroom. This area of the first floor also benefits from an additional storage cupboard.

Externally, the property enjoys a lovely rear garden, predominantly laid to lawn, offering a wonderful space for families, children and those who enjoy spending time outdoors. The garden provides plenty of opportunity for outdoor seating, entertaining or simply relaxing during the warmer months, with scope for a new owner to create their own ideal outdoor retreat.

A particularly appealing feature of the property is the large garage positioned at the rear of the garden, providing valuable additional space for parking, storage or use as a workshop, depending on individual requirements.

Combining generous living accommodation, characterful features and a fantastic location, this wonderful property offers an abundance of potential for its next owners to put their own stamp on it and create a beautiful family home. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

Changing Lifestyles

Wadebridge is a charming and highly sought-after market town nestled along the banks of the River Camel in the heart of North Cornwall. Renowned for its welcoming community, picturesque surroundings and excellent range of local amenities, the town offers the perfect balance of countryside living and modern convenience.

The bustling town centre boasts a wonderful selection of independent shops, cafés, restaurants and traditional pubs, alongside supermarkets, leisure facilities and everyday essentials. Wadebridge also benefits from well-regarded primary and secondary schools, making it a popular choice for families and those looking to enjoy a relaxed Cornish lifestyle.

One of the town's most celebrated attractions is the Camel Trail, a scenic walking and cycling route following the former railway line through beautiful countryside towards Padstow and Bodmin. The stunning North Cornwall coastline is also within easy reach, with the popular beaches of Polzeath, Daymer Bay and Rock offering fantastic opportunities for coastal walks, watersports and family days out.

Wadebridge is conveniently positioned for exploring the wider county, with excellent road connections via the A39 and easy access to the A30. The nearby town of Bodmin provides mainline railway connections, while Cornwall Airport Newquay offers domestic and selected international flights.

Combining a vibrant town atmosphere with beautiful natural surroundings and easy access to some of Cornwall's most desirable coastal destinations, Wadebridge remains an exceptionally appealing place to call home.





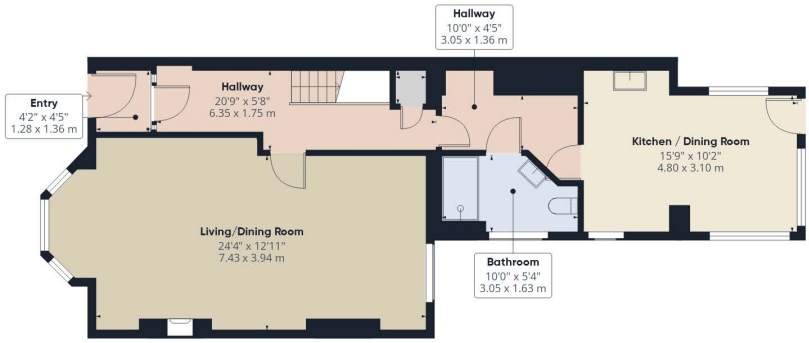




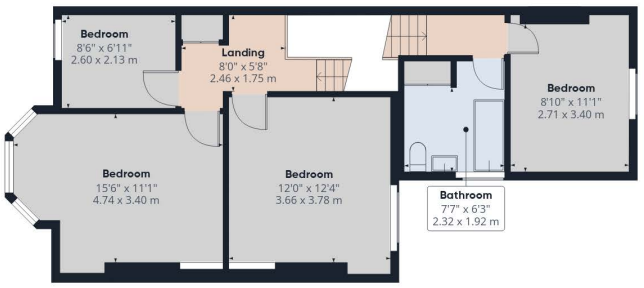


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.