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Oxborough
Phillips

Changing Lifestyles

19 Meadow Head,
Wadebridge,
PL27 7PW



BRITISH
PROPERTY
AWARDS

2025

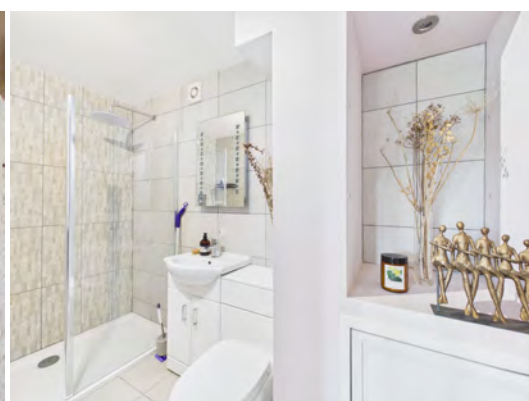
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £350,000



Changing Lifestyles

01208 814055

19 Meadow Head, Wadebridge,

PL27 7PW



A Well -Presented Four-Bedroom Home with Modern Kitchen, Generous Garden, Parking & Hot Tub

- Four Bedrooms
- Modern, fully tiled family bathroom
- Spacious lounge with adjoining dining area
- Useful separate utility room and ground-floor cloakroom
- Oak doors throughout the ground floor
- Enclosed rear garden arranged over two levels
- Hot tub and summer house providing excellent outdoor entertaining space
- Tarmac driveway providing off-road parking
- Built-in storage and useful roof space
- Excellent location within easy reach of the town centre and everyday amenities
- Ideal family home with versatile accommodation over two floors
- Council Banding - B
- EPC -



A well presented and substantially improved four-bedroom modern terraced home, ideally positioned close to the town centre and its excellent range of everyday amenities.

19 Meadowhead has been thoughtfully modernised and refurbished by the current owners, creating a comfortable and contemporary family home with generous and versatile accommodation arranged over two floors. Particular highlights include the recently re-fitted modern kitchen and bathroom, oak doors throughout the ground floor, useful utility and cloakroom facilities, and a well-enclosed rear garden complete with a hot tub and summer house.

Upon entering, a welcoming porch leads into the entrance hall, with tiled flooring and stairs rising to the first floor. The spacious lounge is situated to the front of the property and benefits from laminate flooring, while an open archway leads through to a further dining area. This room enjoys a pleasant outlook over the rear garden and has sliding patio doors providing direct access outside, creating a sociable space for everyday family life and entertaining.

The kitchen is a particular feature of the home, offering a superb range of modern wall and base units, drawers and useful larder storage. Integrated appliances include a Bosch dishwasher, while there is provision for a Range-style cooker with stainless steel splashback and extractor. A double-glazed window and fully glazed rear door provide plenty of natural light and direct garden access.

A separate utility room provides space and plumbing for a washing machine, together with useful built-in storage and housing for the oil-fired central heating and hot water boiler. A convenient ground-floor cloakroom completes the accommodation on this level.

To the first floor are three further bedrooms and the family bathroom. The principal bedroom is positioned to the front and benefits from built-in storage potential and access to the roof space, while bedrooms two and three provide further comfortable accommodation, with bedroom three overlooking the rear garden and having a useful built-in storage cupboard.

The modern family bathroom is fully tiled and fitted with a white suite comprising a panelled bath with shower over and screen.

Outside, the property benefits from a tarmac driveway providing parking for one vehicle, with a small lawned area and paved pathway leading to the front entrance. The fully enclosed rear garden is arranged over two levels, with a paved patio area, central pathway and further raised patio surrounded by established borders and fencing. A pedestrian gate provides access to the rear, while a garden shed and oil tank are also located within the garden.

Overall, 19 Meadowhead offers a fantastic opportunity to acquire a well-presented and significantly improved four-bedroom home, combining modern living accommodation with useful outdoor space and the convenience of being within easy reach of the town centre.



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Changing Lifestyles

19 Meadowhead is conveniently situated within the popular market town of Wadebridge, offering easy access to a wide range of everyday amenities and facilities. The town centre is within comfortable walking distance and provides an excellent selection of shops, cafés, restaurants, pubs and local services, together with well-regarded schools and recreational facilities.

Wadebridge is ideally positioned for exploring the stunning North Cornish coastline and surrounding countryside. The beautiful Camel Estuary is close by, with the popular Camel Trail providing a fantastic route for walking and cycling through picturesque countryside towards Padstow and Bodmin. The nearby coastline offers an array of sandy beaches, scenic coastal walks and charming fishing villages, including Rock, Polzeath and Port Isaac.

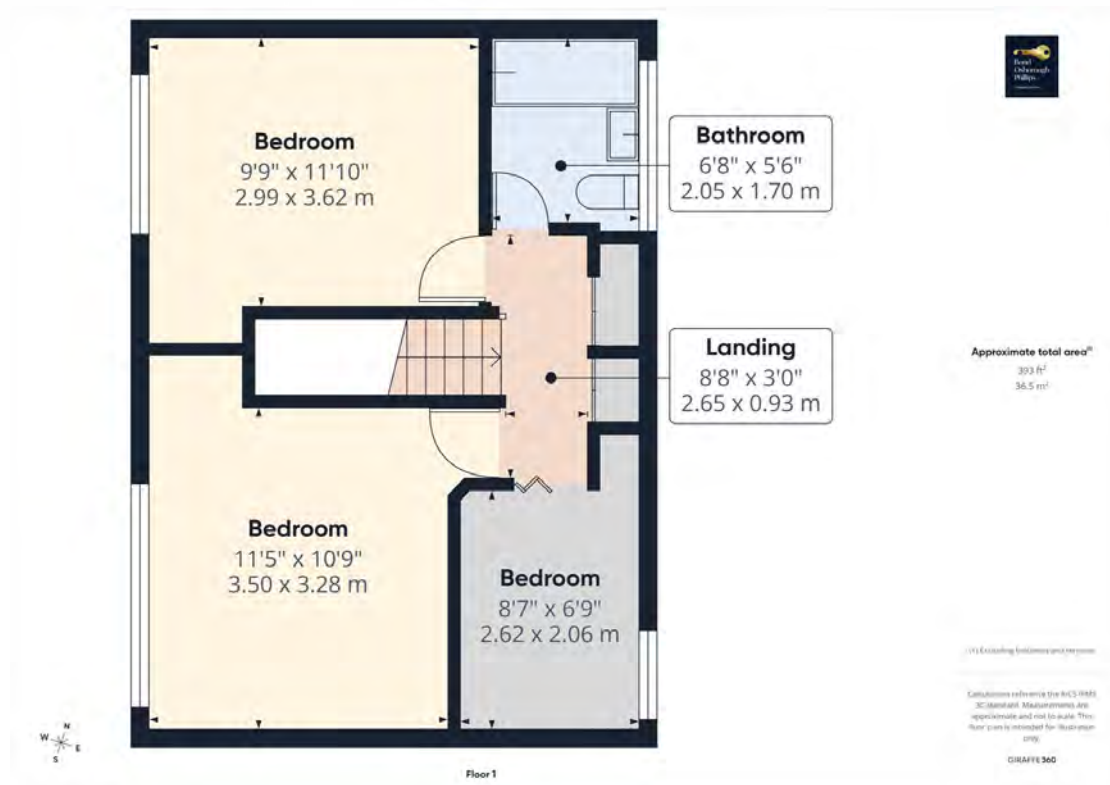
The A39 is readily accessible, providing convenient connections to the wider area, while the larger towns of Bodmin and Newquay are also within easy reach. Whether enjoying the excellent local amenities or exploring the surrounding countryside and coastline, Meadowhead provides a convenient and well-connected base in the heart of North Cornwall.



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:





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.