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Changing Lifestyles

42 Marshall Avenue
Wadebridge
PL27 6BB



BRITISH
PROPERTY
AWARDS

2025

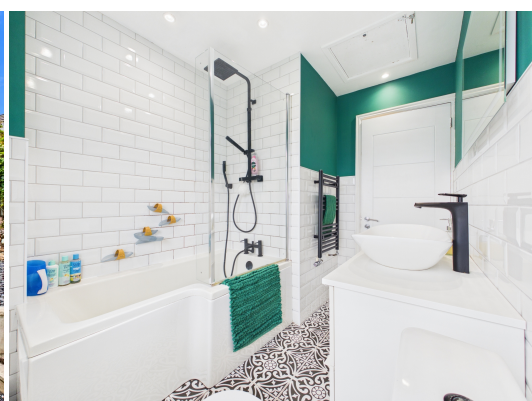
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GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



OIEO - £300,000



Changing Lifestyles

01208 814055

42 Marshall Avenue , Wadebridge, PL27 6BB



A Fantastic Two-Bedroom Home in Sought-After Marshall Avenue With a Generous Garden..

- Sought-After Wadebridge Location
- Spacious Two-Bedroom Home
- Impressive Kitchen/Dining Space
- Large Island & Breakfast Bar
- Generous Rear Garden & Patio
- Far-Reaching Valley Views
- Large Garage & Ample Parking
- Modern Bathroom & Ground Floor W.C.
- Council Banding - B
- EPC - C



Situated within the sought-after Marshall Avenue area of Wadebridge, this well-presented two-bedroom semi-detached home offers bright and spacious accommodation, generous gardens, ample driveway parking and attractive far-reaching views across the valley.

Upon entering the property, you are greeted by a welcoming entrance hallway, with stairs rising to the first floor and direct access into the living room. The living room is a spacious and naturally bright area, benefiting from large windows which allow plenty of natural light to fill the room.

From here, the accommodation flows into an impressive kitchen and dining area, providing a fantastic space for both everyday living and entertaining. At the centre of the room is a large kitchen island incorporating a breakfast bar, while the kitchen itself offers ample worktop and storage space alongside a range of integrated appliances including an oven, induction hob and fridge/freezer.

The kitchen/dining area also benefits from a separate utility space with plumbing for a washing machine and dishwasher, a useful under-stairs storage cupboard and a convenient ground-floor W.C. Direct access from the kitchen leads out into the rear garden, creating a great connection between the internal and external living spaces.

To the first floor, the spacious landing provides access to both bedrooms, the family bathroom and a useful airing cupboard. The modern bathroom is well appointed with a bath and overhead shower, W.C., wash basin and heated towel rail.

Bedroom two is a particularly good-sized room enjoying an outlook over the rear garden. The principal bedroom is equally impressive, offering generous proportions, built-in storage and large windows which flood the room with natural light while taking advantage of the attractive views across the valley beyond.

Externally, the property continues to impress with a generous rear garden, providing plenty of space to enjoy the outdoors. A patio area creates an ideal setting for outdoor seating, dining and entertaining, while the remainder of the garden offers a versatile space for families, children or those with a keen interest in gardening.

The rear garden also provides direct access into a large garage, together with useful side access leading around to the front of the property. To the front, a substantial driveway provides ample off-road parking for multiple vehicles, complemented by an additional front garden area and direct access into the garage.

Combining generous accommodation, excellent parking, a large garden and an established position within Wadebridge, this attractive home represents a fantastic opportunity for first-time buyers, couples or those looking to settle within easy reach of the town and its amenities.

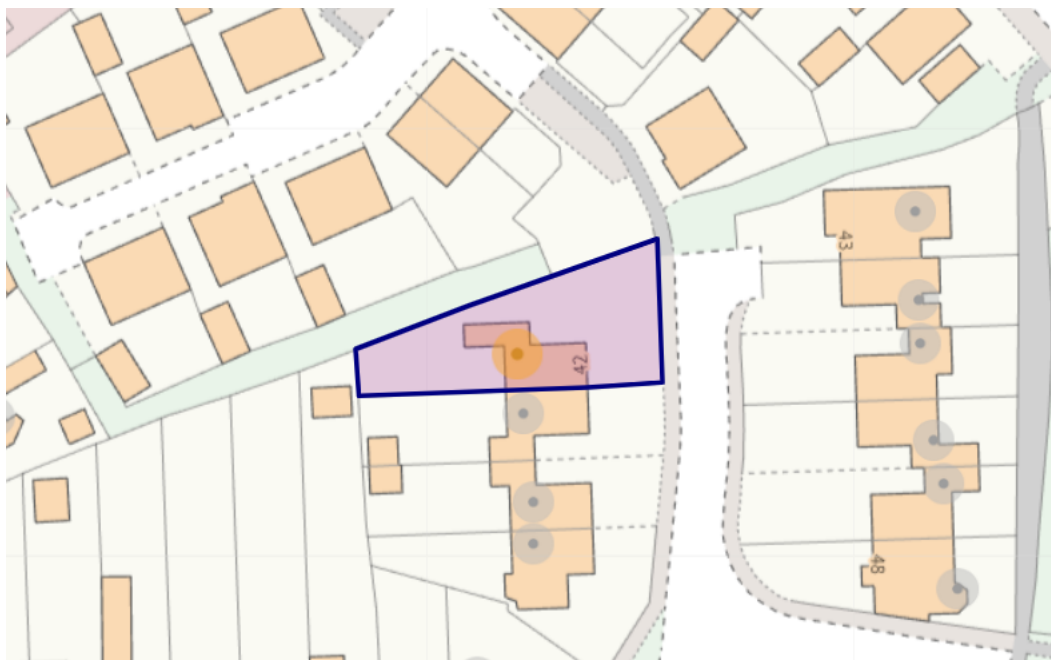


Changing Lifestyles

Wadebridge is a popular and thriving market town situated in the heart of North Cornwall, well known for its excellent range of amenities and convenient position for exploring both the coast and countryside. The town offers a variety of independent shops, cafés, restaurants and pubs, together with supermarkets, primary and secondary schooling, leisure facilities and a range of everyday services.

Running through the town is the River Camel, with the renowned Camel Trail providing a scenic traffic-free route towards Padstow in one direction and Bodmin in the other, popular with walkers and cyclists alike. Wadebridge is also ideally placed for access to North Cornwall's spectacular coastline, with the beaches and coastal villages of Rock, Polzeath, Daymer Bay and Padstow all within easy reach.

For those travelling further afield, the A39 provides good road connections throughout Cornwall, while Bodmin Parkway offers mainline rail services to London Paddington and other major destinations. Newquay Airport is also accessible, making Wadebridge an excellent base for both permanent living and those looking to enjoy everything North Cornwall has to offer.



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.

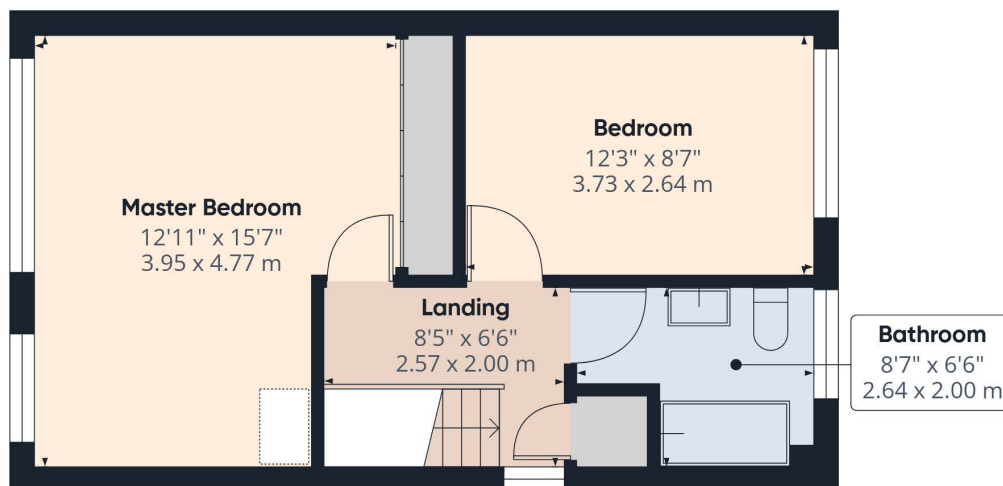
Virtual Tour:



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.