Bond Oxborough Phillips

Changing Lifestyles

Flat 1, Trevansyn Heights
Wadebridge
PL27 7HP

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



Guide Price - £112,000







Flat 1, Trevansyn Heights, Wadebridge, PL27 7HP

A well-presented one-bedroom ground-floor flat offering spacious open-plan living, modern interiors and a convenient Wadebridge location..

- Well-Presented Ground-Floor Flat
- One Generous Double Bedroom
- Spacious Open-Plan Living
- Modern, Well-Equipped Kitchen
- Convenient Wadebridge Location
- Bright & Airy Accommodation
- Generous Living & Dining Space
- Council Banding - A
- EPC - C

This well-presented one-bedroom ground-floor flat is situated in the popular town of Wadebridge, offering modern, comfortable and practical accommodation. Ideally suited to first-time buyers, individuals or those looking to downsize, the property provides a fantastic opportunity to step onto the property ladder.

Upon entering the property, you are welcomed directly into a spacious open-plan kitchen, living and dining area, creating a bright and sociable heart to the home. The modern kitchen is thoughtfully arranged, offering ample cupboard and worktop space, along with room for essential appliances. The generous living and dining area provides plenty of flexibility for furniture arrangements.

Moving further into the property, an inner hallway provides access to the remaining accommodation. The well-proportioned double bedroom enjoys plenty of natural light, creating a bright and inviting space with room for bedroom furniture. The bathroom is finished to a lovely standard and features a contemporary walk-in shower, wash basin and W.C., offering a stylish yet practical space. The property benefits from a useful storage cupboard, providing valuable space for everyday household essentials.

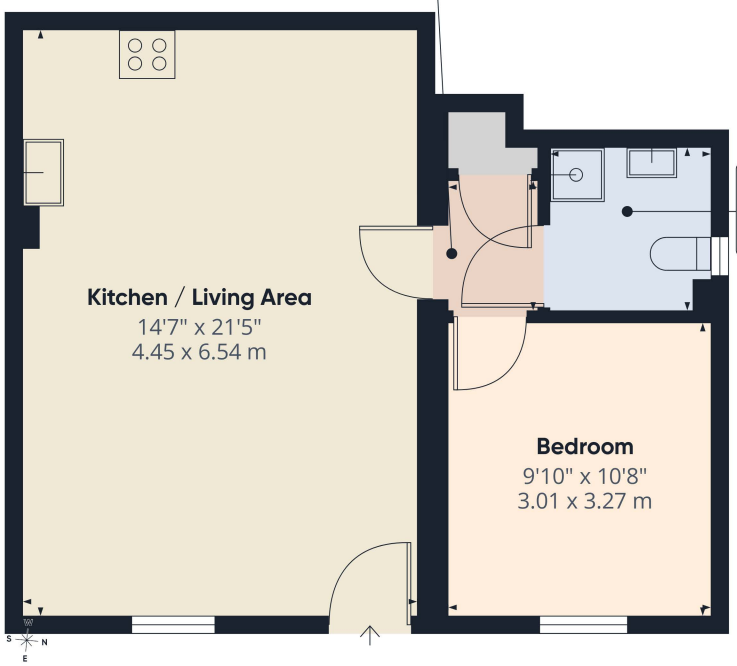
Combining modern interiors, well-balanced accommodation and a convenient ground-floor position, this attractive flat represents an excellent opportunity for those seeking an affordable, low-maintenance home within Wadebridge. With the town's range of independent shops, cafés, amenities and beautiful surrounding countryside close by, the property is well placed to enjoy everything this desirable Cornish town has to offer.

Agents note: The property is subject to a Section 106 planning agreement, which may impose restrictions on purchaser eligibility, including local connection and/or affordable housing requirements. Interested parties are advised to make their own enquiries with the relevant local authority and their solicitor to establish the full terms and eligibility criteria before proceeding.









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.

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