Bond Oxborough Phillips

Changing Lifestyles

5 Cleavewell
Wadebridge
PL27 7PX

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



Guide Price - £200,000







5 Cleavewell , Wadebridge, PL27 7PX

A fantastic opportunity to acquire a spacious two-bedroom bungalow with excellent potential and versatile living space...

- Two Bedroom Terraced Bungalow
- Popular Wadebridge Location
- Two Well-Proportioned Bedrooms
- Spacious Living Room With Fireplace
- Bright & Versatile Sunroom
- Enclosed Rear Garden
- Substantial Timber Outbuilding
- Excellent Potential To Improve
- Council Banding - A
- EPC - TBC







Situated within the popular market town of Wadebridge, this two-bedroom terraced bungalow offers well-proportioned accommodation throughout, complemented by a private rear garden, sunroom and a generous outbuilding. Offering excellent potential for those looking to put their own stamp on a property, this charming bungalow presents a fantastic opportunity for a range of buyers.

Upon entering the property, you are welcomed into a separate entrance porch, providing a practical space before stepping through into the main hallway, which offers access to the principal accommodation.

Immediately to the right is a spacious bedroom, offering plenty of room for bedroom furniture and benefiting from natural light. Continuing back into the hallway, the kitchen can be found on the left, featuring a good range of cupboards and ample worktop space, providing a practical and functional area for everyday cooking.

The family bathroom is also accessed from the hallway and is fitted with a bath with an overhead shower, wash hand basin, WC and heated towel rail.

Towards the rear of the bungalow is a further well-proportioned double bedroom, enjoying plenty of natural light and offering a comfortable and inviting space.

The living room is another generous room within the property, providing ample space for both relaxing and entertaining. A feature fireplace creates a lovely focal point, adding warmth and character to the room. From here, access leads into the delightful sunroom, an excellent additional reception space that enjoys views over the rear garden and provides a lovely connection between the indoor and outdoor accommodation.

To the rear, the property enjoys an enclosed garden offering a reasonable amount of outdoor space, ideal for enjoying the warmer months, outdoor dining or entertaining friends and family. The garden is predominantly laid to gravel, with paved areas providing space for seating.

A particular feature of the outside space is the substantial timber outbuilding, offering excellent versatility for storage, a workshop or a variety of other uses, subject to any necessary consents.

Overall, this two-bedroom bungalow offers comfortable single-storey living, generous accommodation and plenty of potential, all within the ever-popular town of Wadebridge. An excellent opportunity for buyers seeking a conveniently located home with scope to personalise and improve.

Changing Lifestyles

Wadebridge is a thriving and highly sought-after market town in North Cornwall, offering a wonderful blend of countryside charm, coastal convenience and everyday amenities. Situated alongside the River Camel, the town boasts a fantastic selection of independent shops, cafés, restaurants, traditional pubs and supermarkets, along with well-regarded primary and secondary schools, leisure facilities and healthcare services.

The town is particularly popular for its access to the renowned Camel Trail, providing scenic walking and cycling routes towards Padstow and Bodmin. Some of North Cornwall's most beautiful beaches, including Polzeath, Rock and Daymer Bay, are just a short drive away, making Wadebridge an ideal location for those looking to enjoy the Cornish lifestyle.

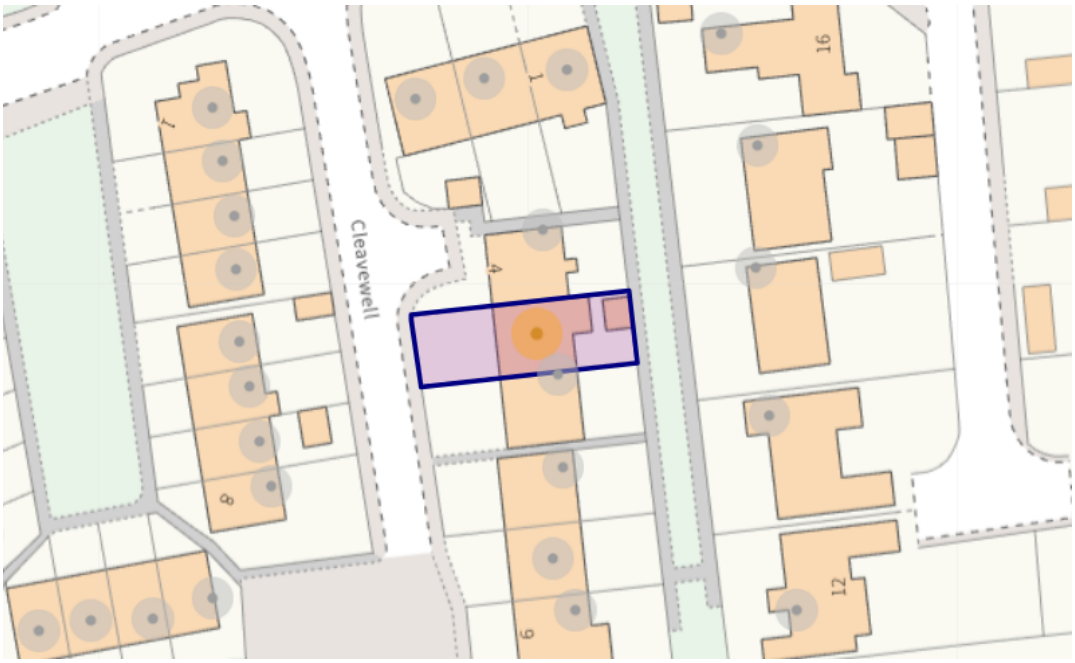
Wadebridge also benefits from excellent road connections via the A39, providing convenient access to nearby towns including Bodmin and Newquay, while Bodmin Parkway railway station offers mainline services to London Paddington and beyond. Combining a welcoming community atmosphere with an excellent range of amenities and beautiful surrounding countryside, Wadebridge continues to be one of North Cornwall's most desirable places to live.





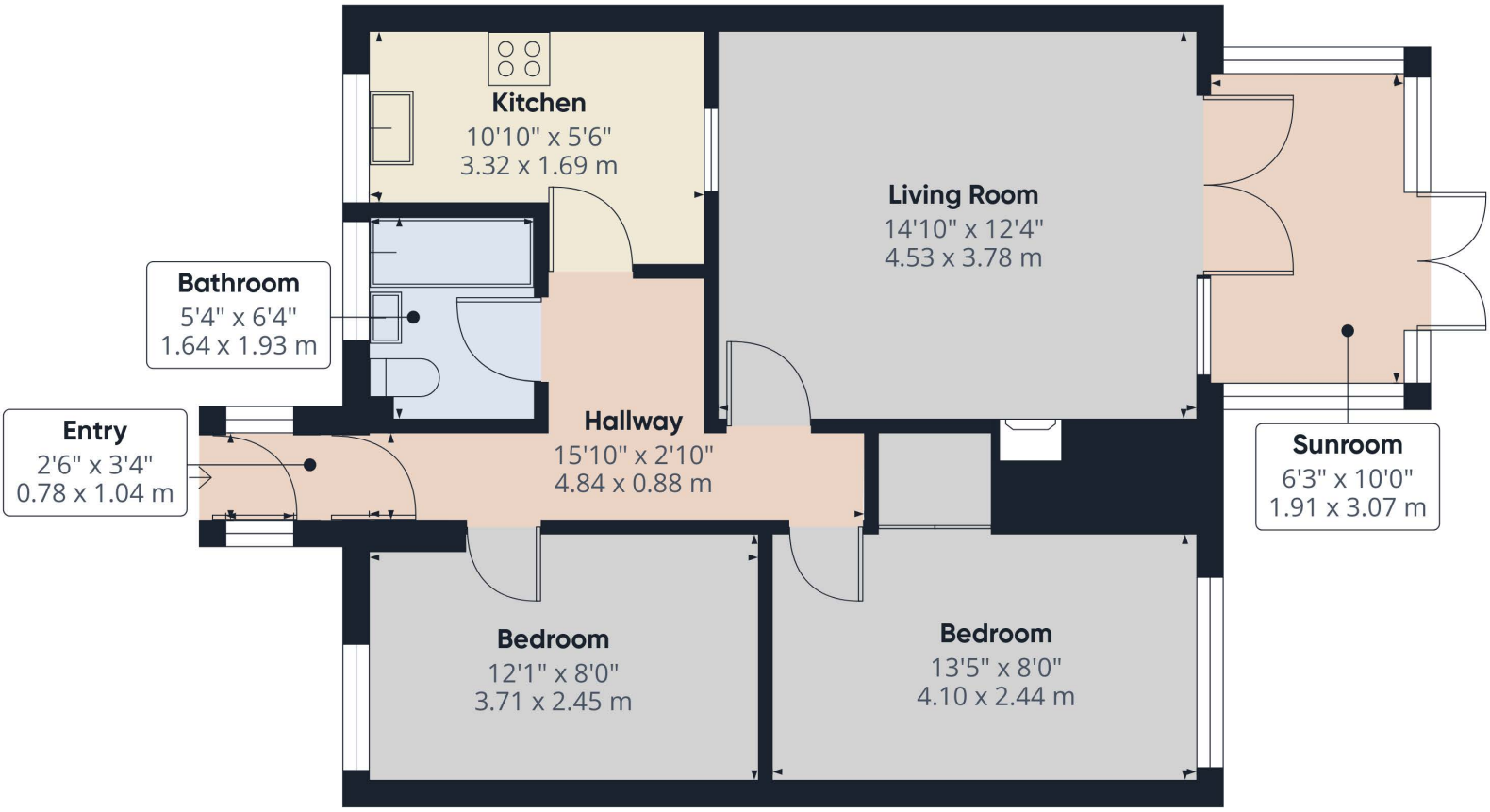






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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 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.

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