Bond Oxborough Phillips

Changing Lifestyles

21 Trevarner Meadow
Wadebridge
PL27 6GF

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Fixed Price - £153,500







21 Trevarner Meadow ,Wadebridge, PL27 6GF

A fantastic opportunity to purchase this spacious four-bedroom, three-storey end-of-terrace home, boasting versatile accommodation, an impressive principal suite, private rear garden, garage and driveway parking, offered chain free on a 50% shared ownership basis.

- Spacious Four-Bedroom End-of-Terrace Home
- Three Storeys of Versatile Accommodation
- Impressive Principal Bedroom with En-Suite
- Modern Open-Plan Kitchen/Dining Room
- Generous Living Room with Garden Access
- Attractive Elevated Views Across the Town
- Generous private rear garden
- Private Enclosed Rear Garden
- Large Single Garage & Driveway Parking for Two
- 50% Shared Ownership Opportunity
- Offered to the Market Chain Free
- Council Banding - C
- EPC - B







An excellent opportunity to purchase this well-presented four-bedroom, three-storey end-of-terrace home, offering spacious and versatile accommodation throughout, along with attractive views over the town.

The property benefits from a modern kitchen/dining room, a generous living room, four bedrooms, including an impressive principal suite occupying the entire top floor, and a private rear garden. Further advantages include a large single garage and driveway parking for two vehicles. Offered to the market chain free, this fantastic home is available on a 50% shared ownership basis, providing an excellent opportunity for eligible purchasers to step onto the property ladder.

Upon entering the property, you are welcomed into a central entrance hallway, providing access to the ground-floor accommodation. To the right is a convenient cloakroom, complete with WC and wash hand basin, whilst to the left is a modern open-plan kitchen/dining room. The kitchen is thoughtfully arranged in a U-shaped layout, offering an excellent range of cupboard and worktop space, along with integrated appliances. The dining area provides plenty of room for a family dining table, creating a practical and sociable space for everyday living.

Positioned to the rear of the ground floor is a generous living room, offering ample space for comfortable seating and additional furnishings. French doors open directly onto the private rear garden, allowing natural light to fill the room and creating a lovely connection between the indoor and outdoor living spaces.

The first floor accommodates three well-proportioned bedrooms, all accessed from the central landing, along with a family bathroom. This level provides flexible accommodation, with the bedrooms equally suited to family living, guest accommodation or a home office.

Occupying the entire second floor is the impressive principal bedroom, creating a wonderful private retreat away from the main living accommodation. A dormer window enjoys attractive elevated views across the town, whilst the room itself offers generous proportions and plenty of space for bedroom furnishings. Completing this floor is a private en-suite shower room, fitted with a shower, WC and wash hand basin.

Externally, the property benefits from a private rear garden, providing an ideal space for outdoor dining, relaxing and entertaining. To the front is a small area of outside space adjacent to the entrance. A particularly attractive feature is the large single garage, offering excellent storage or secure parking, with the additional benefit of off-road parking for two vehicles directly in front.

Shared Ownership Information:

The property is offered for sale on a 50% shared ownership basis, with the advertised purchase price representing 50% of the property's full market value.

The remaining 50% share is retained by the housing provider, with the purchaser paying rent on this portion, currently £468.55 per calendar month.

There is also a monthly lease management fee of £26.15, a monthly buildings insurance charge of £14.28 and a monthly estate charge of £21.85, bringing the combined monthly rent and associated charges to £530.83, excluding mortgage repayments and household bills.

All prospective purchasers will be required to undergo an eligibility assessment through Heylo Housing, with any purchase subject to meeting the relevant shared ownership criteria.

Offered to the market with no onward chain, this is a fantastic opportunity to secure a spacious four-bedroom home with excellent accommodation, private outside space and generous parking.

Changing Lifestyles

Wadebridge is a highly sought-after market town situated in the heart of North Cornwall, offering an excellent range of amenities, independent shops, cafés, restaurants and supermarkets. The town also benefits from well-regarded primary and secondary schools, leisure facilities and a thriving local community.

One of Wadebridge's most popular attractions is the renowned Camel Trail, providing scenic walking and cycling routes along the Camel Estuary towards Padstow and inland towards Bodmin. The stunning North Cornwall coastline is just a short drive away, with popular destinations including Rock, Polzeath and Daymer Bay, offering beautiful beaches, coastal walks and a variety of watersports. Wadebridge also enjoys convenient access to the A39, providing connections to surrounding towns and the wider county, making it an ideal location for families, professionals and those seeking a balance between town and coastal living











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 2 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.