Bond Oxborough Phillips

Changing Lifestyles

8 Treguddock Drive, Wadebridge, PL27 6BQ

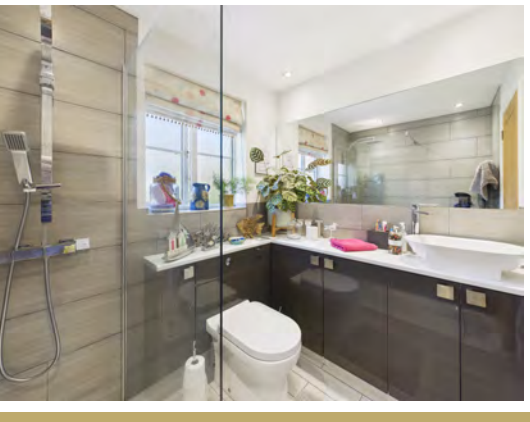
BRITISH PROPERTY AWARDS 2025

GOLD WINNER

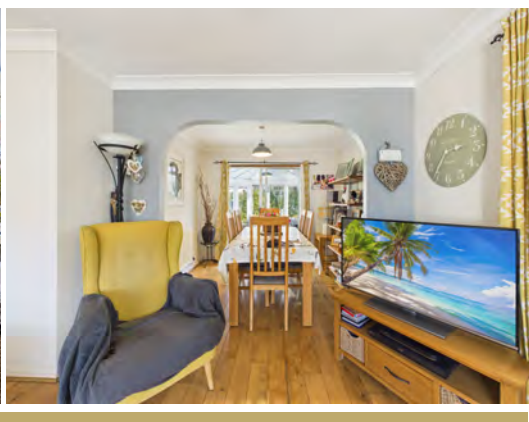
ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £450,000







8 Treguddock Drive, Wadebridge, PL27 6BQ

A well presented four-bedroom detached family home, enjoying spacious accommodation and a wonderfully peaceful, private rear outlook backing onto woodland.

- Attractive and well-presented four-bedroom detached family home
- Conveniently situated within a popular residential area
- Within walking distance of local schools and the town centre
- Spacious living room featuring an attractive log burner
- Open-plan lounge and dining area, ideal for family living
- Conservatory providing additional reception space
- Principal bedroom with en-suite shower room
- Three further well-proportioned bedrooms
- Family bathroom and useful ground floor WC
- Private, tiered rear garden backing onto woodland and a walkway
- Integral single garage
- Council Banding - D
- EPC - TBC







Situated within this popular residential area, 8 Treguddock Drive is an attractive and well-presented four-bedroom detached family home, ideally located within walking distance of local schools and the town centre.

Built in 1995, the property offers spacious and comfortable accommodation throughout, making it an ideal home for growing families.

Upon entering, you are welcomed into the hallway, which provides access to the principal ground floor accommodation. The living room is a lovely space to relax and unwind, featuring an attractive log burner which creates a cosy focal point. The room flows through into the open-plan dining area, offering an ideal space for family meals and entertaining, with sliding glass doors leading through to the conservatory. This provides an additional reception space and a lovely spot to enjoy the peaceful surroundings.

The separate kitchen/breakfast room offers a practical and sociable space, with a stable door providing direct access out to the tiered garden. Further ground floor accommodation includes a useful downstairs WC and an integral single garage, providing additional storage or parking convenience.

Moving upstairs, the first floor offers four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, completing the first-floor accommodation.

Externally, the property benefits from off-road parking for two vehicles to the front, together with access to the integral garage. A convenient side gate provides access to the rear garden. One of the property's particularly appealing features is its private and peaceful rear aspect, which is not overlooked thanks to the adjoining woodland and walkway. This lovely setting provides a wonderful sense of privacy and tranquillity, making the garden an ideal place to relax and unwind.

Further benefits include mains gas central heating, mains water, electricity and drainage.

Overall, this is a well-maintained and conveniently positioned family home, offering generous accommodation, a practical layout and a wonderfully peaceful setting, all within easy reach of local amenities, schools and the town centre.

Changing Lifestyles

Situated within a popular and established residential area, Treguddock Drive enjoys a convenient position, ideally placed for access to the local town centre, everyday amenities and nearby schools. The location is particularly appealing for families, with educational facilities within comfortable walking distance, alongside a range of shops, cafés and local services. The surrounding area offers a pleasant residential environment, while the nearby woodland and walkways provide opportunities to enjoy the outdoors. With its combination of convenience, community surroundings and easy access to local amenities, this is a lovely setting for family 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:



Approximate total area(1)

1211 ft²

112.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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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