Bond Oxborough Phillips

Changing Lifestyles

30 Olde Market Court, Wadebridge, PL27 7LY

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £130,000







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A wonderful opportunity to create a retirement home to your own taste, offering a blank canvas to make your own.

- One-Bedroom Retirement Property
- Popular Olde Market Court Development
- Convenient Town Centre Location
- Easy Access to Local Shops, Cafés & Amenities
- Comfortable & Manageable Accommodation Entry Phone System for Added Security & Emergency Pull Cord System
- Opportunity to Personalize & Make Your Own
- Council Banding - B & EPC - B







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Situated within the popular Olde Market Court development in the heart of Wadebridge, this one-bedroom retirement property offers comfortable and conveniently located accommodation, ideal for those seeking a more manageable home within easy reach of the town's amenities. Each apartment has a deep built in airing cupboard with hot water boiler and slatted shelving, entry phone and emergency pull cord system.

The accommodation provides a welcoming living space, a fitted kitchen, a bedroom and a bathroom, offering practical living with the benefit of a central location. The property presents an excellent opportunity for those looking to downsize and enjoy a simpler lifestyle, with local shops, cafés and everyday facilities close at hand. This apartment is a complete blank canvas so great to make your own!

Wadebridge is a thriving market town, well known for its friendly community, independent shops and access to the scenic Camel Trail, perfect for leisurely walks and cycling. The town also benefits from a range of local services, supermarkets, medical facilities and transport links, making it a convenient place to call home.
An excellent opportunity to enjoy retirement living in a convenient town-centre setting, with the added benefit of being close to everything Wadebridge has to offer.

There is a residents' parking area situated just outside the main entrance to the development. Olde Market Court also has attractive communal gardens which are maintained as part of the service charge.

Service Charge £3365.14 Per Annum and the ground rent is £218.44 Per Annum. We have not provided a comprehensive list as to what this covers however the main points it provides for are as follows: building insurance, water rates, residents' manager, emergency call system, security entrance system, residents' lounge, laundry room, gardening and general maintenance.

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Wadebridge is a thriving and popular market town situated in the heart of North Cornwall, offering an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and medical facilities. The town is particularly well known for its picturesque setting along the River Camel and its famous Camel Trail, providing miles of scenic walking and cycling routes towards Padstow and Bodmin. There are good transport links to the surrounding coastal villages and beaches, making Wadebridge an ideal location for enjoying both town and country living. With its welcoming community, attractive surroundings and convenient amenities, Wadebridge remains a highly sought-after place to call home.









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.

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.