Bond Oxborough Phillips

Changing Lifestyles

Merganser
Wadebridge
PL27 6AL

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £280,000







Merganser ,Wadebridge, PL27 6AL

A spacious three-bedroom, semi-detached home in a sought-after Wadebridge location. Ideal for first-time buyers or families and offered with no onward chain

- Spacious Three-Bedroom Family Home
- Highly Sought-After Residential Location
- Generous Open-Plan Living/Dining Room
- Separate dining room with garden outlook
- Well-Proportioned Fitted Kitchen
- Enclosed Tiered Rear Garden with Lawn and Patio Areas
- Private Off-Road Parking
- Ideal First-Time Buy or Family Home
- Offered for Sale with No Onward Chain
- Short, Level Walk into Wadebridge Town Centre
- Council Banding - C
- EPC - C







Situated in a popular and highly sought-after residential area of Wadebridge, this spacious three-bedroom home offers an excellent opportunity for first-time buyers, growing families or those looking for a conveniently positioned property close to the town centre.

Enjoying a tucked-away setting, with level walks into the heart of Wadebridge and easy access to the picturesque Camel Trail, the property combines generous accommodation with a fantastic location. Offered to the market with no onward chain, this is a wonderful opportunity for buyers looking to make their next move.

Upon entering the property, you are welcomed into an entrance hallway, providing access to the principal ground-floor rooms, along with a convenient cloakroom/WC.

The kitchen is both practical and well proportioned, offering an excellent range of wood-effect wall and base units, complemented by contrasting work surfaces and a colourful tiled splashback. Ample cupboard and worktop space make this a functional room for everyday use, while a generously sized window allows natural light to flow through and provides pleasant views towards the surrounding greenery.

Continuing through the ground floor, the spacious open-plan living and dining room provides the perfect setting for both relaxing and entertaining. With plenty of room to accommodate comfortable lounge furnishings alongside a family dining table, this versatile space is ideally suited to modern family living. French doors open directly onto a rear patio creating a lovely connection between the indoor and outdoor spaces during the warmer months.

Stairs rise to the first floor, where three bedrooms can be found. The principal bedroom offers generous proportions with ample space for bedroom furniture, while the remaining two bedrooms provide flexible accommodation, whether required as additional bedrooms, a nursery or a home office. A family bathroom serves the first-floor accommodation.

Outside, the property benefits from enclosed garden areas, offering a pleasant space to enjoy the outdoors, whether relaxing in the sunshine, entertaining friends and family or simply enjoying some fresh air. The tiered rear garden provides a combination of lawn and paved areas, with an elevated backdrop of established greenery creating a natural setting.

A useful store provides valuable additional storage for bicycles, gardening equipment and other household essentials. The property also benefits from private parking, a particularly appealing feature given its convenient proximity to the town centre.

Offered for sale with no onward chain, a viewing is highly recommended to fully appreciate the space, potential and convenient location this home has to offer.

Changing Lifestyles

Situated within the popular residential area of Trenant Vale, just off Egloshayle Road, the property enjoys a convenient and well-established location on the eastern side of Wadebridge. Particularly appealing to families and those looking to be within easy reach of the town centre, the area offers a wonderful balance of everyday convenience and access to outdoor spaces.

Egloshayle Road is home to the popular Egloshayle Playing Fields, offering generous green spaces, children's play areas, cricket and rugby facilities, alongside pleasant riverside walks. The nearby pedestrian bridge provides a convenient connection across the River Camel, allowing for enjoyable, level walks into Wadebridge's bustling town centre.

Wadebridge itself is a thriving North Cornwall market town, renowned for its excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities. The town also benefits from well-regarded primary and secondary schools, leisure facilities and a welcoming community atmosphere.

One of the town's most attractive features is the renowned Camel Trail, offering miles of picturesque walking and cycling routes along the former railway line, connecting Wadebridge with the beautiful harbour town of Padstow and the surrounding Cornish countryside.

For those looking to explore further afield, the stunning North Cornwall coastline is within easy reach, with the popular destinations of Rock, Polzeath and Padstow offering beautiful beaches, coastal walks and excellent dining opportunities. Convenient access to the A39 also provides connections to the wider county.

Combining a desirable residential setting with excellent local amenities, scenic surroundings and easy access to the coast, Trenant Vale remains a particularly appealing location for families, first-time buyers and those seeking to enjoy everything Wadebridge has to offer.





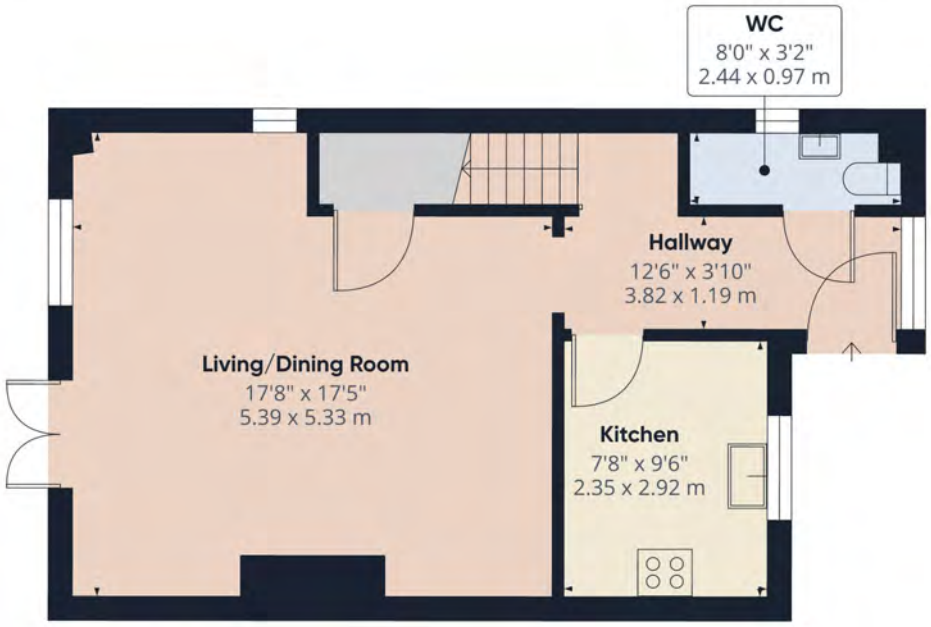




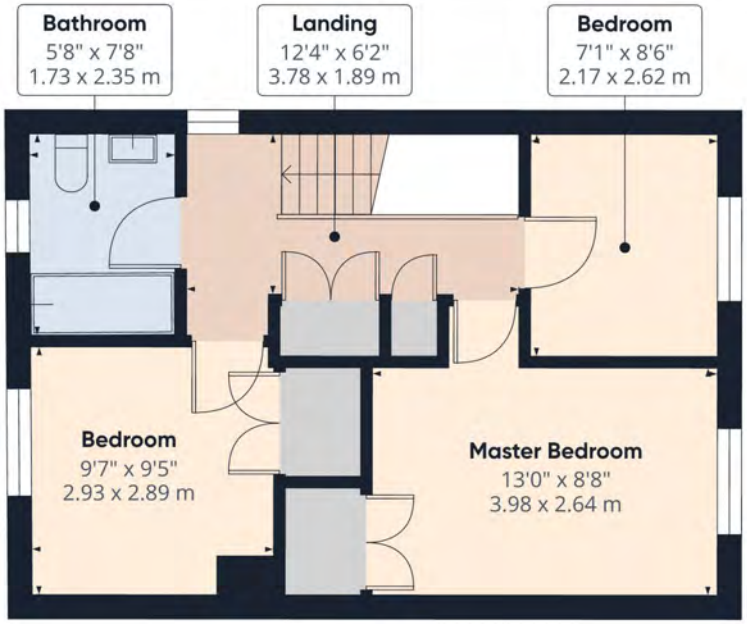


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0



Floor 1

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.