



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Vansen  
Wadebridge  
PL27 7HD



BRITISH  
PROPERTY  
AWARDS

2023

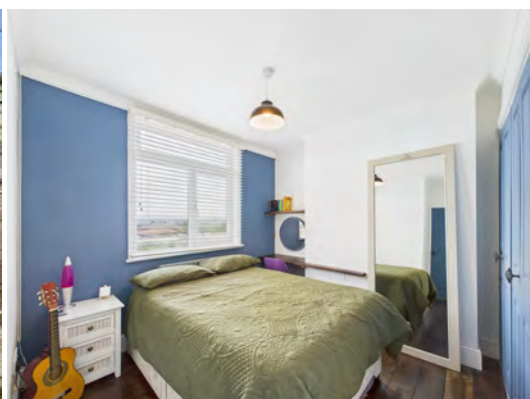


**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £365,000**



Changing Lifestyles

01208 814055

# Vansen, Wadebridge, PL27 7HD



Set on Trevanson Road sits a fabulous three bedroom semi-detached home, with generous/modern living spaces throughout...

- Impressive Semi-Detached Home
- Incredible Estuary & Town Views
- Large Modern Kitchen/Dining Extension
- 3 Bedrooms & Family Bathroom
- Spacious Lounge
- Private Rear Garden with Summer House & Store
- Off-Road Parking for Multiple Vehicles
- Council Banding - C
- EPC -TBC



Situated on Trevanson Road, Vansen is a beautifully presented 3-bedroom semi-detached home offering stunning panoramic views over the Camel Estuary, Wadebridge town, and the rolling hills of North Cornwall. This property effortlessly combines comfort, practicality, and breathtaking scenic views in one of the area's most sought-after locations.

Upon entering, you're greeted by a practical porch space, ideal for storing coats and footwear. It leads into a spacious living room that provides a cosy and inviting space to relax. With plenty of room for furniture and large windows that flood the space with natural light, it's perfect for both family gatherings and quiet evenings at home.

The heart of the home is the expansive kitchen and dining extension. This modern, open-plan space is perfect for cooking and entertaining. The kitchen is fitted with integrated appliances and offers plenty of worktop space, making it a dream for those who enjoy cooking. The dining area comfortably fits a large table, ideal for family meals and hosting friends. From here, the views are truly spectacular, offering sweeping vistas of the Camel Estuary and surrounding countryside. A sliding door leads to a raised rear balcony, where you can relax and enjoy the views in privacy. A convenient WC is also located under the stairs, adding practicality to the layout.



Upstairs, the master bedroom is a spacious retreat, benefiting from the same stunning views as the kitchen and dining space. It includes built-in storage, providing ample space for personal belongings. The second and third bedrooms are both generously sized and feature large windows that let in plenty of natural light. One of these rooms has been cleverly converted into a private study, providing versatility for modern living. The family bathroom is well-equipped with a shower, WC, and basin, offering everything needed for daily routines.

Externally, the property continues to impress. The mature rear garden is a beautiful space with colourful flower beds, a summer house, and under-floor storage beneath the raised balcony. The summer house is an ideal spot to unwind while taking in the views of the Camel Estuary. Additionally, there is an external store in the rear garden, which offers excellent storage space. This versatile building could easily be converted into an external office, studio, or workshop, providing even more potential to suit your needs. To the front of the property, there is parking space for multiple vehicles, ensuring ease of access and plenty of room for guests.

Finished to a high standard both inside and out, Vansen is a property that truly has it all—beautiful views, spacious living, and modern comforts. We highly recommend a viewing to fully appreciate the lifestyle and location this home has to offer.

# Changing Lifestyles

Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need.

Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



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.

Scan here for our Virtual Tour:

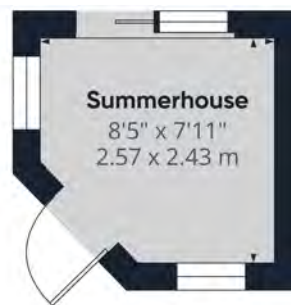
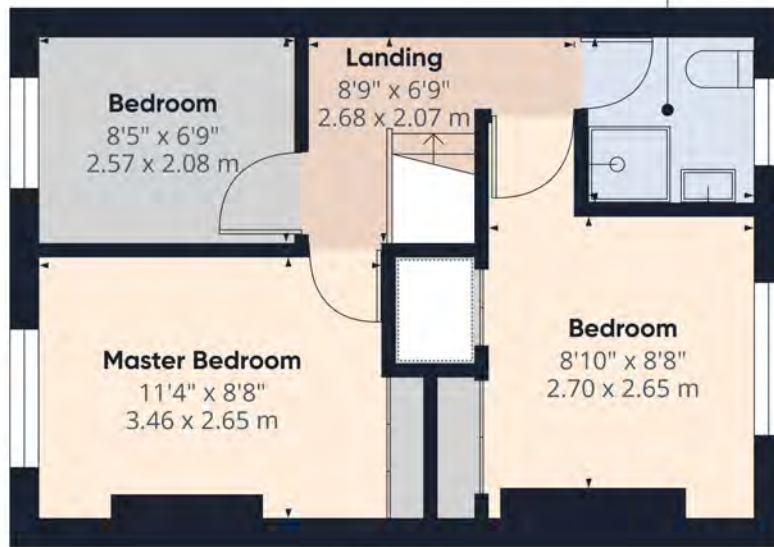


**Entry**  
3'4" x 4'2"  
1.03 x 1.28 m

**WC**  
2'7" x 4'0"  
0.80 x 1.24 m



**Family Bathroom**  
5'7" x 5'10"  
1.71 x 1.78 m



## 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 receive a referral 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.

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.