



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Treguddock Drive  
Wadebridge  
PL27 6BQ



BRITISH  
PROPERTY  
AWARDS

2023

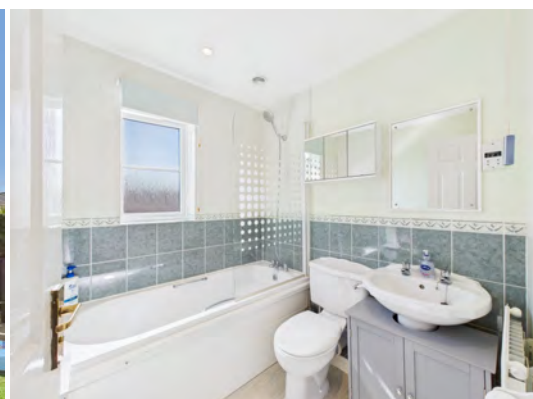
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £xxx,000**



Changing Lifestyles

01208 814055



# 9 Treguddock Drive, Wadebridge, PL27 6BQ



A beautifully finished detached home in the heart of Wadebridge, offering modern interiors, a generous rear garden, private parking, and the perfect blend of comfort, style, and convenience.

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Separate Utility Room
- Spacious Kitchen/Dining Room
- Practical Utility Room & Garage Store
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Council Banding - C
- EPC - C



Nestled in a quiet residential development just a short walk from the heart of Wadebridge, 9 Treguddock Drive presents a fantastic opportunity to acquire a beautifully presented two-bedroom detached home offering both style and practicality.

Upon entry, you are welcomed into a generously sized hallway—an ideal space to remove and store outerwear. The hallway flows seamlessly into a spacious and light-filled living room. This inviting space offers plenty of room for comfortable furnishings, with a large double window drawing in natural light and creating a bright and airy atmosphere—perfect for relaxing evenings in.

The modern kitchen/dining room sits at the rear of the home and is thoughtfully designed for both function and style. Ample worktop space and contemporary appliances make it a pleasure to cook and entertain in, while a designated dining area sits conveniently in front of sliding patio doors, opening directly to the rear garden—ideal for indoor-outdoor living and al fresco dining.

Adjacent to the kitchen is a versatile converted garage space, currently divided into two distinct areas by the current owners: a practical utility room and a garage store, which retains its original roller door for easy access. A handy ground floor W.C. adds further convenience.

Upstairs, the bright landing leads to two well-proportioned double bedrooms. The master bedroom is a true standout, featuring dual rear-facing windows that overlook the garden, along with a sleek and stylish en-suite shower room. A modern family bathroom, complete with bath and overhead shower, W.C., and basin, serves the second bedroom and completes the first-floor layout. Built-in storage is also available, providing plenty of room to stay organised.

Externally, the property boasts a spacious, low-maintenance rear garden—an ideal setting for entertaining, sunbathing, or simply unwinding. A large storage shed offers added practicality. Gated side access leads to the front of the home, where private off-road parking is available for multiple vehicles.

With its modern finish, well-thought-out layout, and fantastic location within walking distance of Wadebridge town centre, 9 Treguddock Drive offers a superb blend of comfort, convenience, and lifestyle. Early viewing is highly recommended.





# 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.

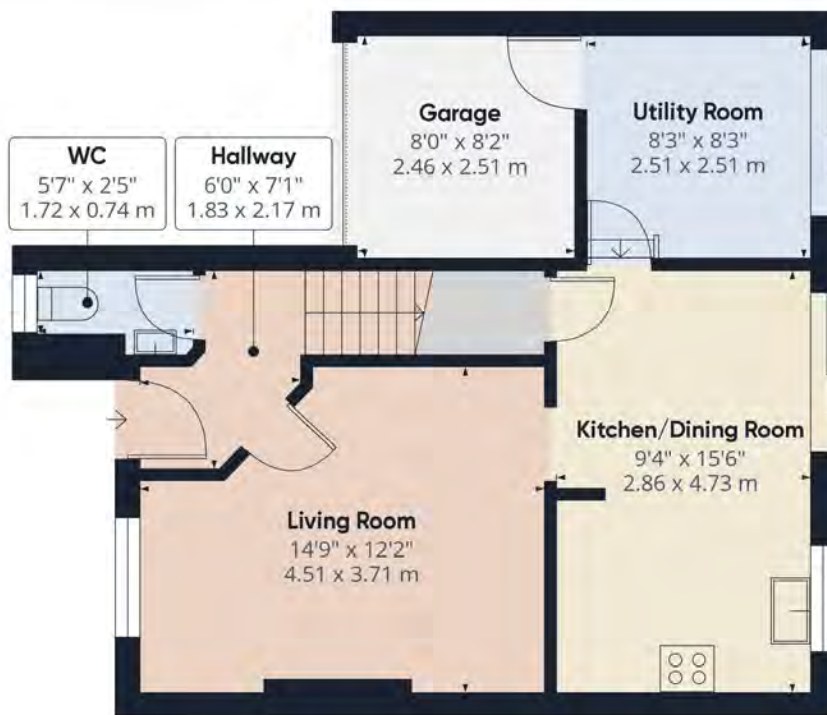
Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old 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:





Floor 0 Building 1



Floor 1 Building 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 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.

### 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.