



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Margaret Gardens

Wadebridge

PL27 6BA



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £350,000**



Changing Lifestyles

01208 814055

# 8 Margaret Gardens, Wadebridge



Immaculate family home on a popular development in Wadebridge.

- Impressive Semi Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning Views Over Wadebridge
- Spacious Kitchen
- Private Rear Garden
- Off-Road Parking and Garage
- Popular Town Location
- EPC - E
- Council Banding- B



Welcome to 8 Margaret Gardens, a beautifully presented four-bedroom semi-detached home set within a popular and well-established development in the highly sought-after town of Wadebridge. Offering generous living accommodation and wonderful views, this property is perfectly suited to families or anyone looking to enjoy life in this thriving North Cornwall community.

On the ground floor, you are welcomed by an entrance hall which leads through to a spacious living room, ideal for relaxing and entertaining. From here, a door opens into the dining room, which enjoys direct access to the rear garden through patio doors — perfect for indoor-outdoor living in the warmer months. The dining room also benefits from a convenient ground floor WC.



Continuing through, you'll find a modern, well-equipped kitchen with ample storage and workspace, along with internal access to the garage for added practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a generous master bedroom with en suite shower room. The master also boasts stunning views towards the Camel Estuary and beyond, providing a picturesque backdrop to wake up to each morning. A family bathroom completes the first-floor accommodation.

Externally, the home features a private driveway providing off-road parking and a well-kept, enclosed rear garden — ideal for children, pets, or simply relaxing in the fresh Cornish air.

This is a fantastic opportunity to secure a spacious and modern home in one of Cornwall's most desirable towns, with easy access to Wadebridge's excellent range of shops, schools, and amenities, as well as the nearby Camel Trail and beautiful North Cornwall coastline.

# Changing Lifestyles

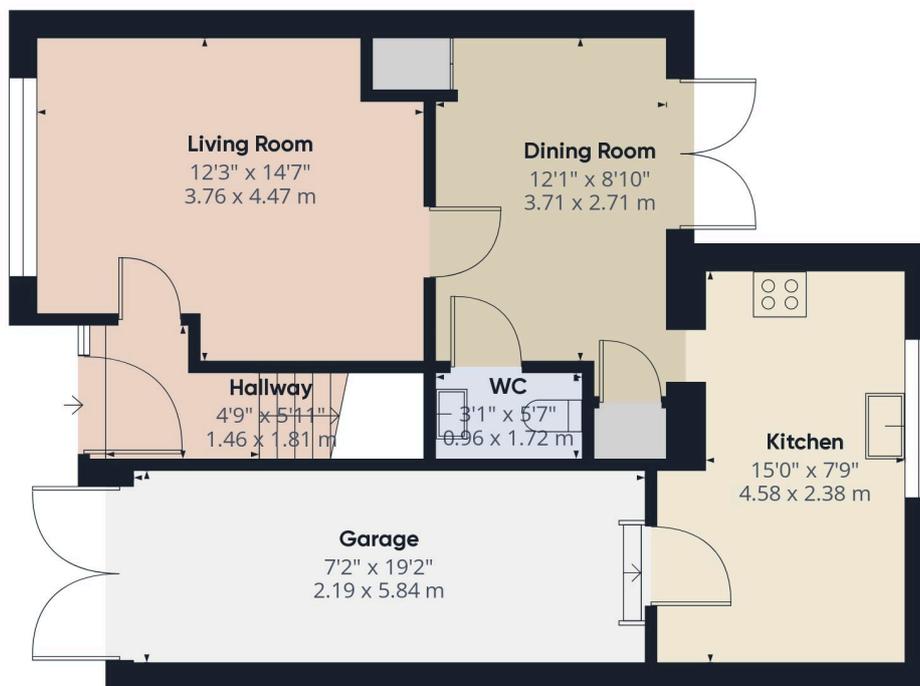
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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



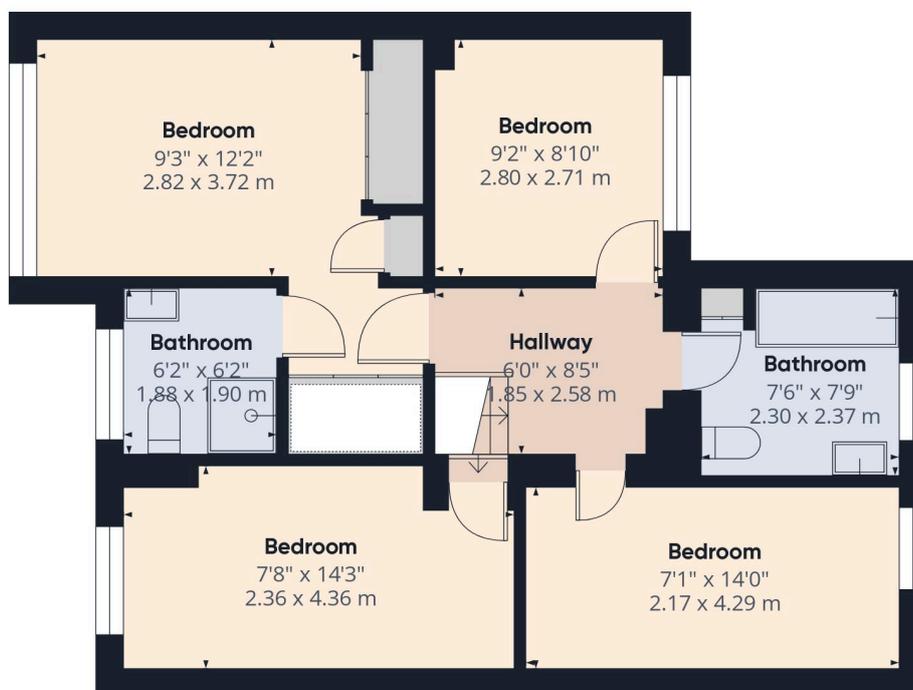
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



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 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.