



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Riversdale  
Wadebridge  
PL27 7NP



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £270,000**



Changing Lifestyles

01208 814055



# 1 Riversdale, Wadebridge



Two bedroom end of terrace home with an immaculate finish throughout located just a short walk away from Wadebridge town centre.

- Impressive End of Terrace Modern Home
- Two Bedrooms
- Family Bathroom
- Modern Kitchen
- Spacious Living Room
- Private Rear Garden
- Popular Town Location
- EPC - F
- Council Banding- B



Located just a short stroll from the heart of Wadebridge town centre, 1 Riversdale is a beautifully presented two-bedroom end-terraced home, offering stylish and modern living throughout.

Upon entering the property, you are welcomed by a spacious and inviting living room that flows seamlessly into the contemporary open-plan kitchen. The kitchen is equipped with a built-in cooker and dishwasher and provides direct access to the rear garden – perfect for outdoor entertaining.



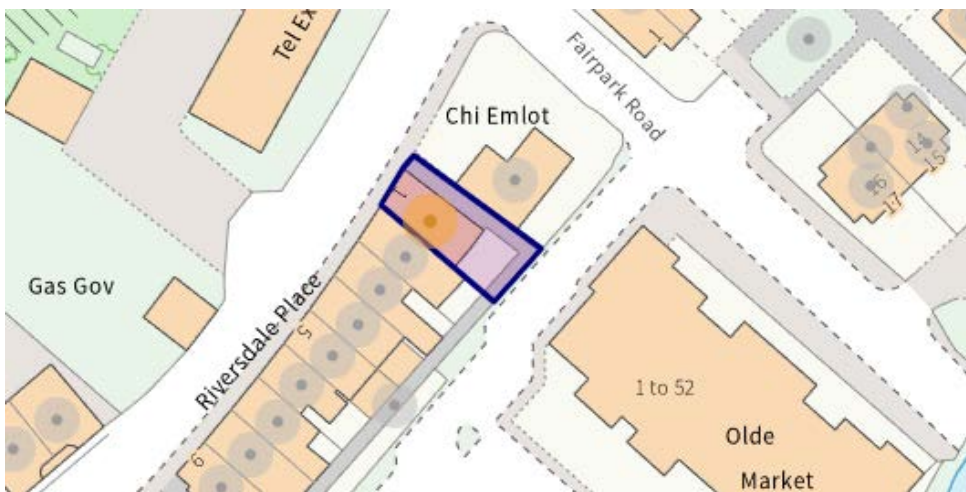
Upstairs, the property features two generously sized double bedrooms along with a well-appointed family bathroom. Finished to an immaculate standard throughout, this home is truly one you can move straight into without lifting a finger.

Offering a fantastic opportunity for first-time buyers, investors, or anyone looking to enjoy life in this sought-after town, 1 Riversdale combines comfort, style, and convenience in one attractive package.



# Changing Lifestyles

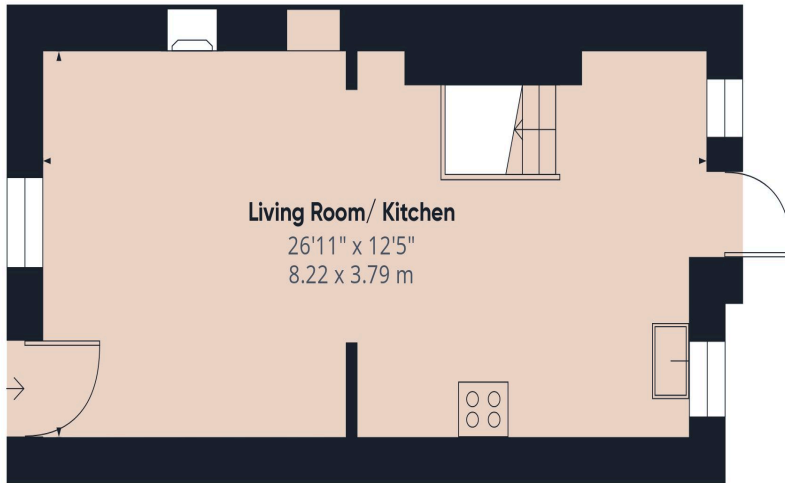
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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



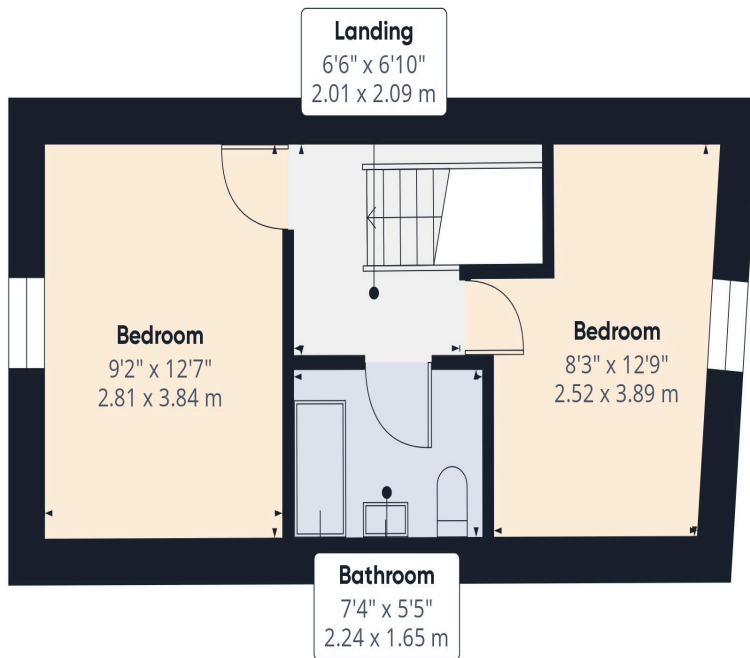
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

640.56 ft<sup>2</sup>

59.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## 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.