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Oxborough
Phillips

Changing Lifestyles

3 Bradfords Quay Road
Wadebridge
PL27 6DB



BRITISH
PROPERTY
AWARDS

2023

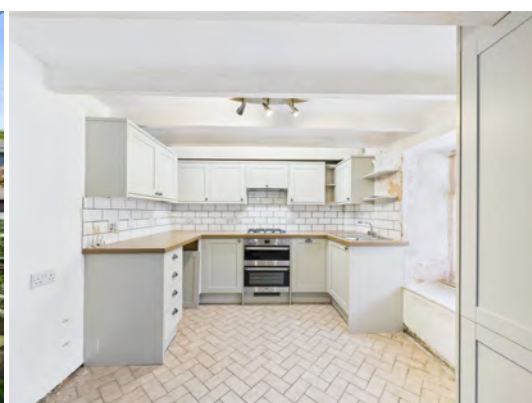


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £250,000



Changing Lifestyles

01208 814055

3 Bradfords Quay Road, Wadebridge, PL27 6DB



3 Bradfords Quay Road, Wadebridge – Spacious 3-Bedroom Semi-Detached with Excellent Potential

- Great Renovation Project
- Investment Potential
- Flat Walks Into Town
- 3 Double Bedrooms
- End of Chain!
- Open Plan Living/Dining Room
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Council Banding - B
- EPC - D



Located just a short, level walk from the heart of Wadebridge, 3 Bradfords Quay Road presents a fantastic opportunity to acquire a spacious three-bedroom semi-detached home with great future potential. Ideal for buyers looking for a property with character, scope to enhance, and a highly convenient location.

On entering the property, you're welcomed into a generously sized kitchen, currently fitted with a modern kitchen suite and offering excellent space for day-to-day living and future reconfiguration. Adjoining the kitchen is a spacious living/dining room, full of charm and character, with ample room for large furnishings and direct access to the rear garden – creating a natural flow for indoor-outdoor living.

The first floor comprises two comfortable double bedrooms and a well-sized family bathroom. The top floor adds further versatility with an additional double bedroom, a separate bathroom, and a landing area ideal for use as a study, reading nook, or dressing space.

Externally, the property benefits from private off-road parking and a secure rear garden, complete with patio area, lawn, and a garden shed. The garden offers a blank canvas for landscaping or further enhancement (subject to necessary permissions).

This property would make a superb renovation project, with the potential to create a beautiful town-centre home or investment.

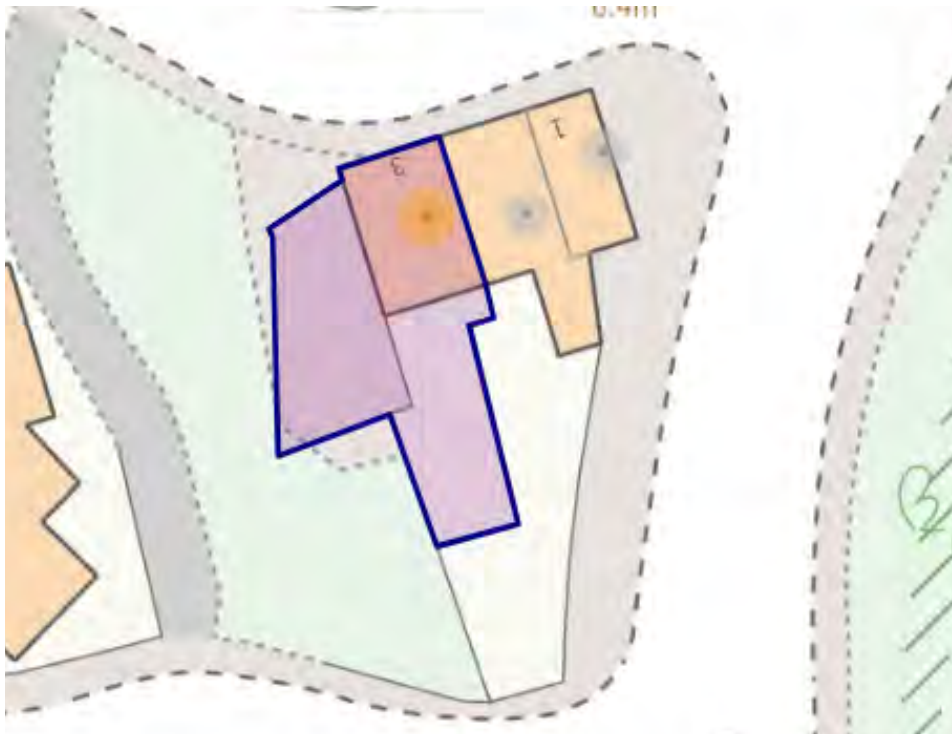
Its location is a key highlight – within walking distance of Wadebridge's schools, shops, amenities, and picturesque countryside and riverside walks.

Viewing is highly recommended to appreciate the space, charm, and opportunity this home presents.

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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



Floor 2

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.