



Bond
Oxborough
Phillips

Changing Lifestyles

50 Foxdown Manor Wadebridge PL27 6BD



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £300,000



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01208 814055

50 Foxdown Manor, Wadebridge



A spacious four bedroom home located on a popular Wadebridge Development.

- Versatile Semi Detached Home
- Four Bedrooms
- Family Bathroom
- Spacious Open Plan Kitchen/ Diner
- Practical Utility Room
- Private Rear Garden
- Off-Road Parking and Garage
- Popular Town Location
- Chain Free
- EPC - C
- Council Banding- C



50 Foxdown Manor is a well-presented four-bedroom home arranged over three levels, offering generous living space and a versatile layout, perfect for modern family life.

Situated within a popular development in Wadebridge, this property enjoys a convenient location close to local amenities, schools, and transport links.

Upon entering the property, you are welcomed onto the first floor where you'll find a spacious and comfortable living room, along with one of the four bedrooms – ideal as a guest room, study, or additional family space. This floor also offers a WC.

The ground floor is the heart of the home, boasting a large, light-filled open-plan kitchen and dining area with sliding doors that open out onto the rear garden – perfect for entertaining or enjoying everyday family life. Adjacent to the kitchen is a generous utility room with a convenient WC.

Upstairs, the top floor offers three well-proportioned bedrooms and a modern family bathroom, providing plenty of space for growing families or visiting guests. Externally, the property benefits from private parking, an enclosed rear garden ideal for children and pets, and an attached single garage offering additional storage or secure parking.

With its flexible layout, ample living space, and desirable location, 50 Foxdown Manor is a fantastic opportunity for families or anyone looking to make their home in the vibrant and sought-after town of Wadebridge.



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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:



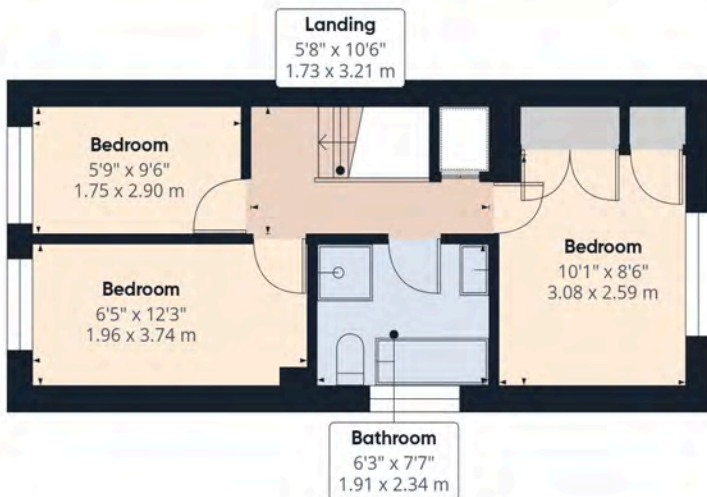
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Floor 0



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.