



Bond
Oxborough
Phillips

Changing Lifestyles

20 Trevarner Meadow
Wadebridge
PL27 6GF



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £318,000



Changing Lifestyles

01208 814055

20 Trevarner Meadow, Wadebridge



Modern Three Bedroom Semi-Detached Home in Sought-After Development

- Impressive Semi-Detached Modern Home
- Three Bedrooms
- Family Bathroom & Master En-Suite
- Modern Kitchen
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Chain Free
- EPC - B
- Council Banding- B



We are delighted to bring to the market this beautifully presented three-bedroom semi-detached property, situated on a highly sought-after modern development within easy reach of the town centre, secondary school, and a wide range of local amenities.

Designed with modern living in mind, the property offers light and spacious accommodation throughout. The ground floor features a welcoming entrance hall leading into a generous lounge that stretches the full width of the property, providing plenty of space for relaxation and entertaining. To the front of the property is a stylish, well-appointed kitchen/diner, offering a range of contemporary units, integrated appliances, and ample room for dining, making it an ideal space for family mealtimes or hosting guests. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining two bedrooms are serviced by a modern family bathroom, finished to a high standard.

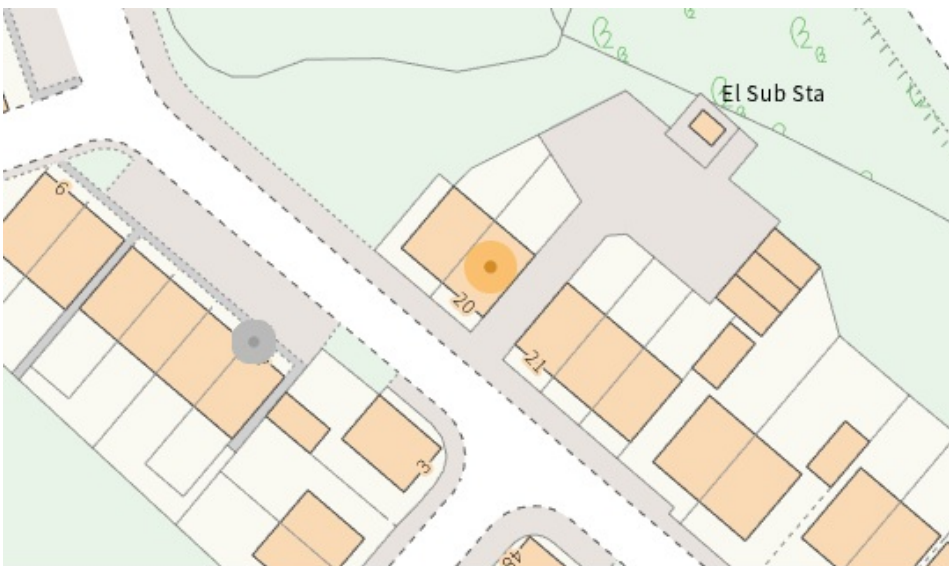
Externally, the property enjoys a private rear garden, mainly laid to lawn, providing a safe and enclosed space for children or pets to enjoy, as well as offering potential for further landscaping or outdoor entertaining. To the back, the property benefits from two allocated parking spaces.

This attractive home offers the perfect combination of modern convenience and comfortable living, making it an excellent opportunity for first-time buyers, families or those seeking a low-maintenance property in a prime location.

01208 814055

Changing Lifestyles

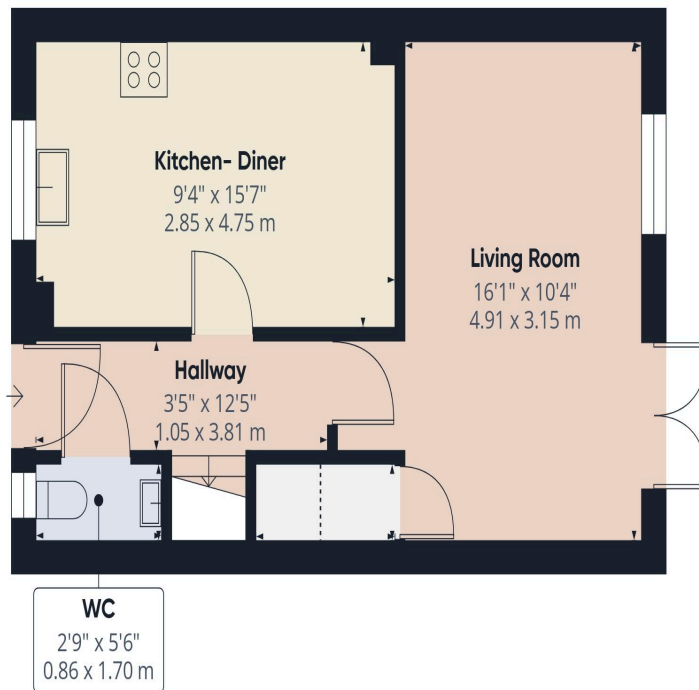
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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



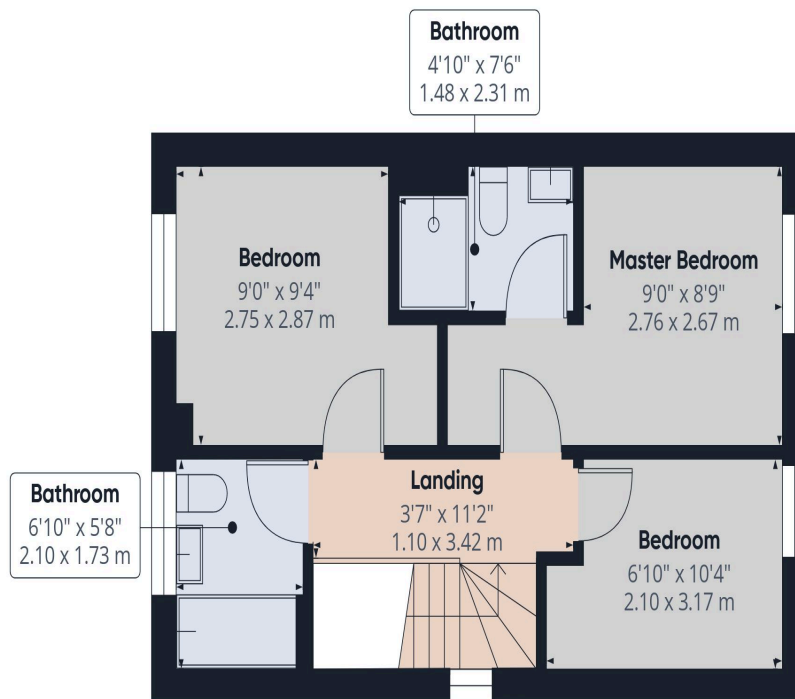
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0



Floor 1

Approximate total area⁽¹⁾

782 ft²

72.7 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.