



Bond  
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*Changing Lifestyles*

104 Talmena Avenue  
Wadebridge  
PL27 7RR



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £335,000**



Changing Lifestyles

01208 814055

# 104 Talmena Avenue, Wadebridge, PL27 7RR



Set in the heart of Wadebridge a fabulous three bedroom detached home, with generous living space throughout...

- Three-bedroom detached home
- Offered with no onward chain
- Bright and airy UPVC sunroom extension
- Open-plan living and dining room with gas burner
- Separate kitchen with garden access
- Stunning countryside views from bedrooms two & three
- Family bathroom with bath and shower over
- South-facing tiered garden with patio and lawn
- Elevated position in a popular residential area
- Walking distance to Wadebridge town and amenities
- Council Banding - C
- EPC - D



Welcome to 104 Talmena Avenue, a well-proportioned three-bedroom detached home, offered to the market with no onward chain. Enjoying an elevated position within a popular residential area of Wadebridge, this property benefits from a light-filled UPVC sunroom extension, open-plan living and dining space, and a single garage, making it an ideal family home or comfortable downsizing opportunity.

Upon entry, you are welcomed into a central hallway that runs through the heart of the home. Immediately to the left, a convenient ground floor W.C. with basin provides a practical space for guests and everyday use. The open-plan living and dining area is a fantastic feature of this home. The living room is generously sized and features a gas burner, a double window that floods the room with natural light, and ample space for comfortable furnishings – a great place to unwind of an evening. Flowing through to the dining area, there's plenty of room for entertaining family and friends.

This already versatile space is further enhanced by a double-glazed sunroom extension to the rear. A peaceful and bright room, perfect for reading, relaxing, or simply enjoying views of the garden in comfort. French doors open out to the patio, making outdoor dining or hosting gatherings a breeze during the warmer months.

Returning to the hallway, the separate kitchen sits to the rear of the property and enjoys views of the garden. Fitted with ample worktop space, cabinetry, and appliances, the kitchen also provides direct access to the side of the property via a single door – ideal for day-to-day convenience.

Upstairs, three bedrooms and a family bathroom can be found. The principal bedroom is a standout, offering generous proportions along with its own en-suite shower and basin – a welcome luxury in a home of this style. The second bedroom also impresses, with beautiful far-reaching countryside views stretching across to Roughtor, thanks to the elevated position of the property. The third bedroom, currently arranged as a study, also enjoys this lovely outlook, and would make a great home office, nursery, or guest room.

The family bathroom is well-appointed and features a bath with shower over, W.C., and basin – providing everything needed for day-to-day family living.

Externally, the home enjoys a low-maintenance frontage, with steps leading up to a patio area and the front door. The path wraps around the side of the property, offering access to the rear garden. The rear garden itself is tiered and south-facing, benefitting from sunlight from morning through to evening. There is a paved patio for dining and entertaining, along with a lawned area ideal for children, pets, or simply relaxing.

A single garage with an up-and-over door and power sits alongside the property, offering excellent storage space or potential as a workshop or hobby area. There is also parking directly in front of the garage, providing added convenience for residents or guests. On-street parking is available close by as well.

104 Talmena Avenue presents a fantastic opportunity to secure a well-loved, chain-free home in a desirable part of Wadebridge, within easy reach of schools, local amenities, and the town centre. Early viewing is highly recommended to appreciate all this property has to offer.



# Changing Lifestyles

Wadebridge is a thriving and much-loved market town located in North Cornwall, perfectly positioned along the banks of the River Camel. The town offers a wonderful blend of traditional Cornish charm and modern convenience, making it a highly sought-after place to live for families, retirees, and second-home owners alike.

At the heart of the town is a vibrant high street filled with independent shops, cafés, pubs, and restaurants, as well as essential amenities including supermarkets, banks, and a cinema. Wadebridge is also known for its strong sense of community and hosts regular events and festivals throughout the year, bringing the town to life.

The town is famously located along the Camel Trail, a scenic and traffic-free cycle and walking route that runs between Padstow, Wadebridge, and Bodmin – ideal for outdoor enthusiasts and families.

Wadebridge is just a short drive from the stunning North Cornwall coastline, with beautiful beaches and popular seaside destinations such as Rock, Daymer Bay, and Polzeath all within easy reach. The historic fishing port of Padstow is also nearby, offering award-winning restaurants and a bustling harbour.

With excellent local schools, easy access to the A39 for wider travel, and a great balance of countryside and coast, Wadebridge continues to be one of North Cornwall's most desirable towns.

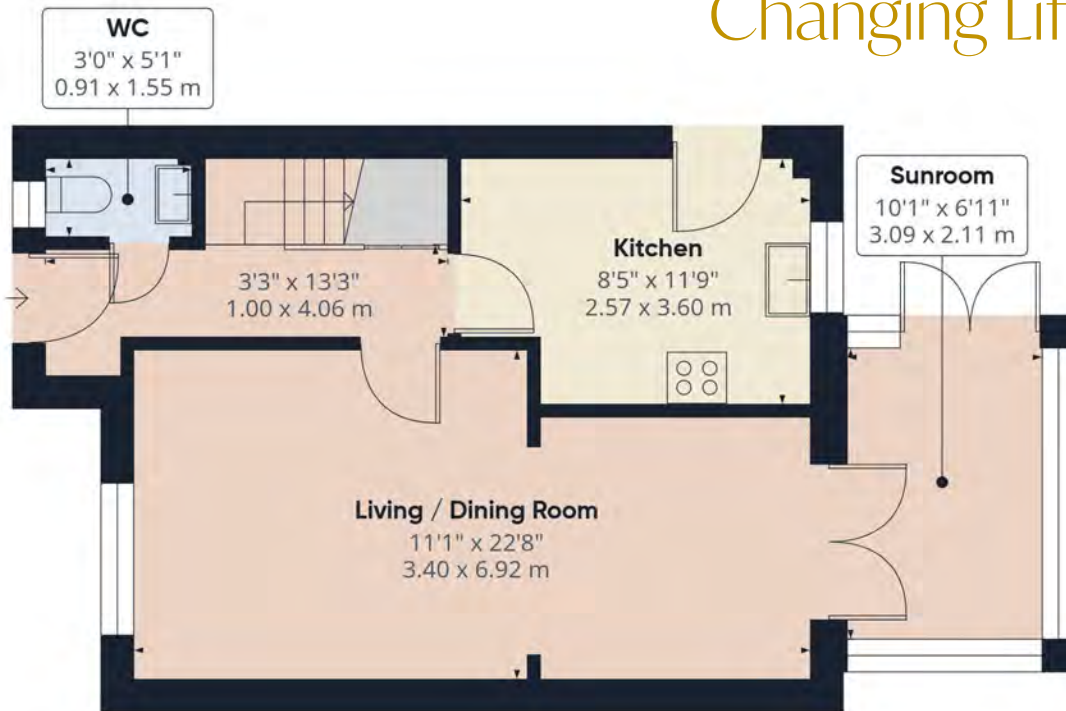


Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

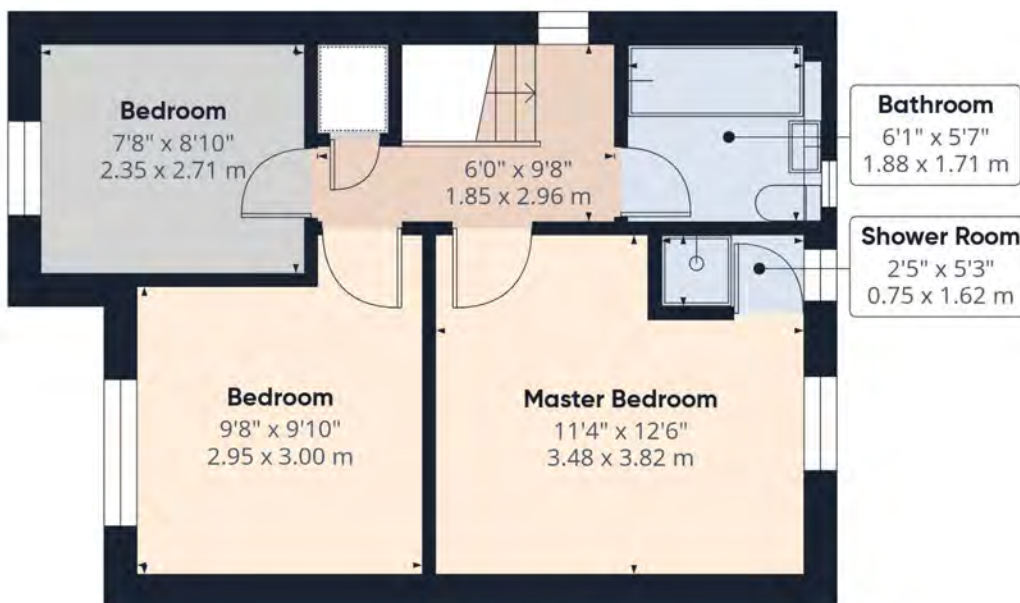
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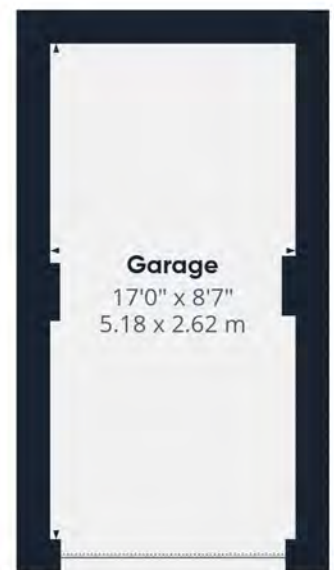
# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 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.