



Bond
Oxborough
Phillips

Changing Lifestyles

5, Tides Reach Apartments Wadebridge PL27 6BW



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £425,000



Changing Lifestyles

01208 814055

5, Tides Reach Apartments, PL27 6BW



A rare ground-floor estuary-facing apartment with spacious open-plan living and panoramic Camel Estuary views

- Ground-floor, estuary-facing apartment
- Two double bedrooms, master with ensuite
- Private balcony with panoramic Camel Estuary views
- Spacious open-plan living, dining, and kitchen
- Modern kitchen with breakfast bar and integrated appliances
- Underground allocated parking for one vehicle
- Flat, five-minute walk to Wadebridge town center
- Council Banding - D
- EPC - C



A rare opportunity to acquire a stunning, modern two-bedroom estuary-facing apartment in the heart of Wadebridge. Situated on the ground floor with convenient flat access, Apartment 5 offers generous living space throughout and an exceptional estuary outlook.

Upon entering the apartment block, the front door for number 5 is located to the right, providing practical and easy access. Inside, a large central hallway with wooden flooring and ample cupboard space leads to all rooms, creating a welcoming and practical layout.

The apartment features two well-sized double bedrooms, with the master suite being particularly impressive. This room boasts floor-to-ceiling doors opening onto a private estuary-facing balcony, offering panoramic views of the famous Camel Estuary and the town, an unspoiled vista rarely available in Wadebridge. Built-in wardrobes provide a walk-in style dressing space, and the master ensuite includes a modern shower, W.C., and basin. The second bedroom sits adjacent to the family bathroom, which features a bath, W.C., and basin, and also includes built-in wardrobes.

At the heart of the apartment is the spacious open-plan living, dining, and kitchen area, designed for both relaxation and entertaining. The space is filled with natural light from estuary-facing windows and includes access to the balcony, perfect for outdoor dining. The kitchen is well-equipped with integrated appliances, a breakfast bar, and plenty of worktop and cupboard space, making it ideal for social cooking and everyday living.

Additional benefits include private underground allocated parking for one vehicle, and the apartment's central location allows a flat, five-minute walk to the town, offering easy access to local shops, restaurants, and amenities. Service and maintenance charges apply – please contact Bond Oxborough Phillips, Wadebridge, for further details.

This apartment is a rare find in Wadebridge, combining estuary views, generous modern living space, and excellent convenience, an early viewing is highly recommended.



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:





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.