



Bond
Oxborough
Phillips

Changing Lifestyles

50 Talmena Avenue
Wadebridge
PL27 7RR



BRITISH
PROPERTY
AWARDS

2023

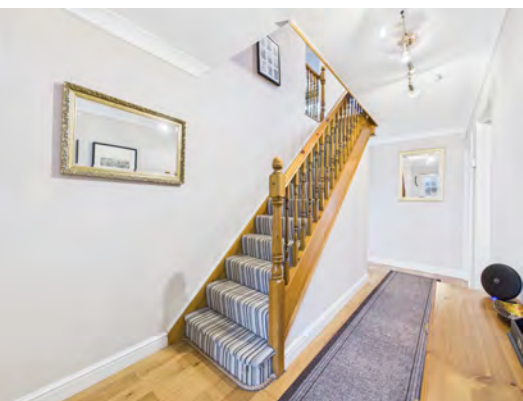
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £475,000



Changing Lifestyles

01208 814055

50 Talmena Avenue, Wadebridge, PL27 7RR



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

- Spacious 4/5 bedroom detached family home on the outskirts of Wadebridge
- Four generous double bedrooms upstairs, main with en suite
- Versatile fifth bedroom/office with direct garden access
- Living room with bay window and gas fire
- Dining room with direct access to kitchen and sunroom
- Large sunroom with 180-degree views across Wadebridge
- Integral garage and driveway parking
- Rear garden with large decked area
- Amazing rear views over Wadebridge and surrounding countryside
- Council Banding - D
- EPC - C



This spacious 4/5 bedroom detached family home is ideally positioned on the outskirts of Wadebridge, offering a blend of versatile living spaces, modern comforts, and stunning views over the town and surrounding countryside. Perfect for families or those seeking flexible accommodation, this home has been thoughtfully designed to maximise space and natural light throughout.

You are welcomed into a bright entrance hall with an exposed staircase and a convenient downstairs WC. To the right, the living room offers a comfortable and inviting space, featuring a bay window and a gas fire, perfect for relaxing with the family. Double glass doors lead seamlessly into the dining room, which provides ample space for entertaining or family meals and also connects directly to the kitchen and sunroom.

The kitchen is practical and well-appointed, with a range of wall and base units, eye-level oven, gas hob with extractor, built-in fridge/freezer, dishwasher, and a handy larder cupboard. There is space for a washing machine, and doors provide direct access both to the integral garage and to the sunroom, making everyday living convenient.

The sunroom is the standout feature of the property, offering a light-filled space with panoramic 180-degree views across Wadebridge. A glass balcony adds a further element to enjoy the outdoors. Stairs lead down from the sunroom to the versatile fifth bedroom or office, which has dual aspect windows and direct access to the rear garden—ideal for multi-generational living, a home office, or a guest suite.

Upstairs, there are four generous double bedrooms, each filled with light. The main bedroom benefits from an en suite, and all bedrooms enjoy wonderful views, particularly to the rear where the town and countryside can be seen from above. A family bathroom completes the first-floor accommodation, providing practical family living.

Outside, the property offers driveway parking for multiple cars, an integral garage, and a small front lawn. The rear garden is a real feature, with a large decked area perfect for entertaining or relaxing in the sun, steps down to a low-maintenance gravelled area, and a selection of shrubs, trees, and flowers that add a touch of greenery without the upkeep.

This is a substantial, flexible family home with versatile living spaces, four double bedrooms, a fifth bedroom/office, and incredible views from the rear—a property that is ready to move into and enjoy for years to come.



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 -1



Floor 0



Floor 1

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.