



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 2 Copper Row Wadebridge PL27 7FR



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



## Guide Price - £385,000



Changing Lifestyles

01208 814055



# 2 Copper Row, Wadebridge, PL27 7FR



Spacious Four-Bedroom Home in Wadebridge with Garden, Parking, and Versatile Living..

- Four-bedroom terraced property spanning three floors
- Open-plan kitchen and dining space with integrated appliances
- Dining area with double doors opening onto the rear garden
- Master bedroom with en-suite and built-in wardrobe
- Third-floor double bedroom with skylights and cupboard space
- Rear garden with patioed area perfect for dining or relaxing
- Off-road parking for two cars at the rear
- Council Banding - D
- EPC - B



This beautifully presented four-bedroom terraced home is situated in the sought-after town of Wadebridge, North Cornwall, offering bright, airy, and versatile living across three floors. Perfect for families or those seeking a modern home with ample storage throughout, the property combines comfort, practicality, and style.

Upon entering, you are welcomed by a spacious hallway, leading to a large, light-filled living area to the right. Generous front-facing windows allow natural light to flood the space, creating a warm and inviting atmosphere.

Beyond the living room, the open-plan kitchen and dining area features integrated appliances and a thoughtfully designed layout. The dining area is ideal for a family table and chairs, with double doors opening onto the rear garden, providing a seamless connection to outdoor living. A downstairs W.C. with basin adds further convenience.

On the first floor, there are two double bedrooms and a single bedroom, including a master bedroom with built-in wardrobe and en-suite comprising a walk-in shower, toilet, and basin. The single bedroom is a functional space which could also be used for an office/study. A family bathroom with bath, shower unit, basin, and toilet serves the second and third bedroom. Large windows in all rooms ensure the home is flooded with natural light.

The second floor features a spacious double attic bedroom with skylights and cupboard space, ideal for additional storage or a wardrobe.

Externally, the rear garden includes a patioed area, perfect for outdoor dining or relaxing, along with a garden shed. At the end of the garden, there is parking for two cars, combining practicality with convenience.

Situated close to Wadebridge town centre, local amenities, and the Camel Trail, this home offers modern, light-filled, and versatile living in a highly desirable Cornish location, ideal for families, professionals, or anyone seeking a practical yet stylish residence.





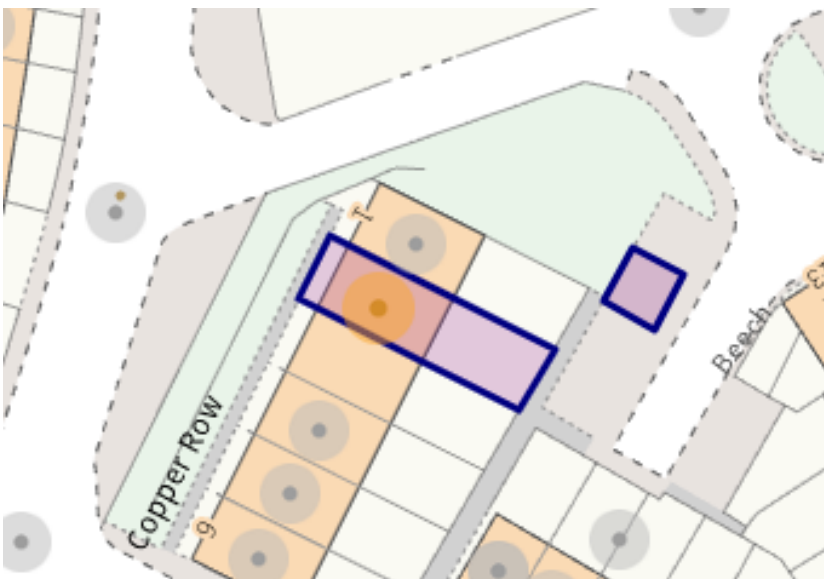
# Changing Lifestyles

Situated along the banks of the River Camel, Wadebridge is a vibrant market town in North Cornwall, renowned for its welcoming community, excellent amenities, and convenient access to the region's stunning coastline. Once a historic river crossing and bustling trade hub, Wadebridge has evolved into one of Cornwall's most desirable places to live, offering the perfect blend of traditional charm and modern living.

The town centre features a wonderful selection of independent shops, cafés, and restaurants, as well as popular local markets showcasing the best of Cornish produce. For outdoor enthusiasts, Wadebridge is perfectly positioned on the Camel Trail, a scenic cycling and walking route that follows the river from Bodmin to Padstow, ideal for exploring the countryside and coastline at a relaxed pace.

Wadebridge is also within easy reach of some of Cornwall's most beautiful beaches, including Polzeath, Rock, and Daymer Bay, all just a short drive away. The area offers a variety of leisure activities, from surfing and sailing to hiking and golf, making it a fantastic base for both residents and visitors.

With its strong sense of community, excellent schools, and good transport links to nearby towns such as Padstow, Bodmin, and Truro, Wadebridge provides an ideal balance of coastal living and convenience. It's a location that captures the essence of Cornwall, relaxed, scenic, and full of life.

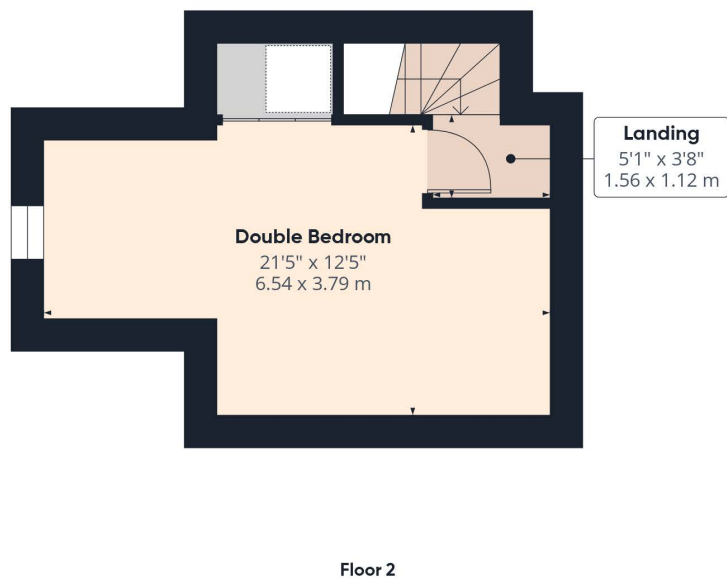
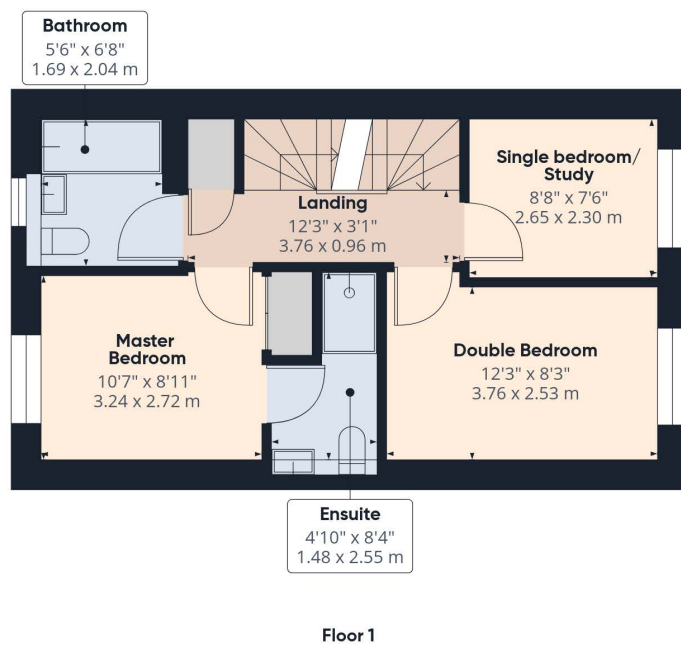
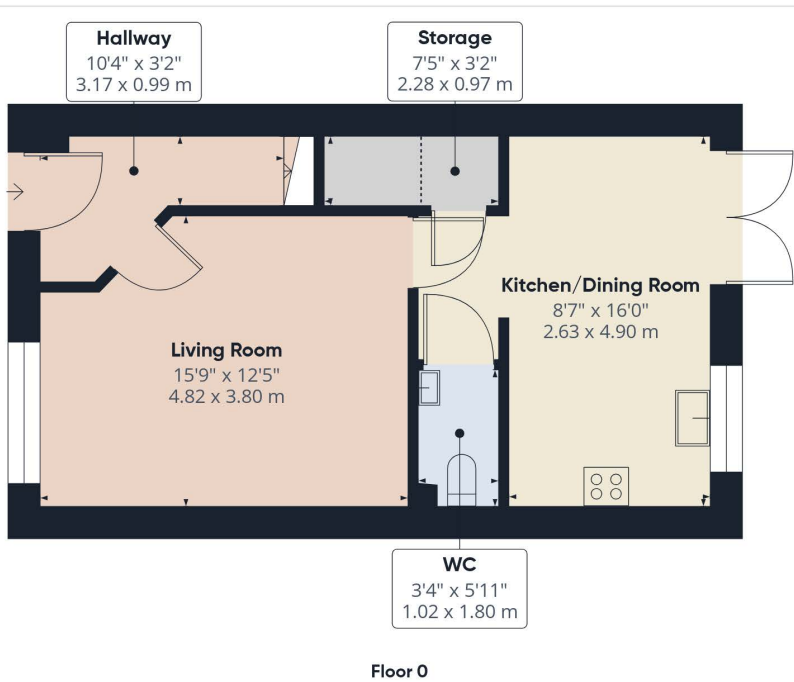


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for more information or to  
arrange an accompanied viewing  
on this property.

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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.

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