



Bond
Oxborough
Phillips
Changing Lifestyles

Flat 2, 73 Molsworth Street Wadebridge PL27 7DS



Guide Price - £120,000



Flat 2, 73 Moleswoth Street, Wadebridge, PL27 7DS

Low-Maintenance Studio with Excellent Rental Appeal in the Heart of Wadebridge..



- First floor studio apartment in a central Wadebridge location
- Separate entrance hallway
- Bright, open-plan kitchenette and studio space
- Large bay windows providing ample natural light
- Bathroom fitted with bath and shower unit
- Ideal Investment/First time Buyer
- Close to the town centre
- Low-maintenance property offering attractive investment potential
- Council Banding - A
- EPC - C



Situated on the first floor, this studio apartment is located in the heart of Wadebridge and offers an excellent opportunity for investors, first time buyers, or those seeking an affordable town centre home.

The property has a strong and proven history of successful long term letting with consistent tenant demand, while also presenting scope for improvement and modernisation.

The apartment is accessed via a spacious and practical entrance hallway, providing useful storage for coats, jackets, and footwear. This functional space enhances everyday living and is a particularly valuable feature for a centrally located apartment.

The main studio room comprises an open plan living area with kitchenette. Large bay windows allow plenty of natural light to flow into the space, creating a bright and welcoming environment. The layout is practical, offering a solid foundation for a purchaser looking to add value over time.

The bathroom is fitted with a bath and shower unit, providing flexibility for a range of occupiers and further supporting the property's appeal within both the owner occupier and long term rental markets.

Positioned centrally within Wadebridge, the apartment benefits from a low maintenance format, strong rental history, and ongoing demand. It is particularly well suited to buy to let investors or those seeking an affordable home with the opportunity to modernise to their own taste.

The property further benefits from an allocated private parking space located to the rear of the building, accessed via a private driveway off West Hill, a rare and valuable feature for a town centre apartment.

According to the current owners, the annual service charge is £756.36. The property also benefits from an exceptionally long lease, with approximately 976 years remaining.



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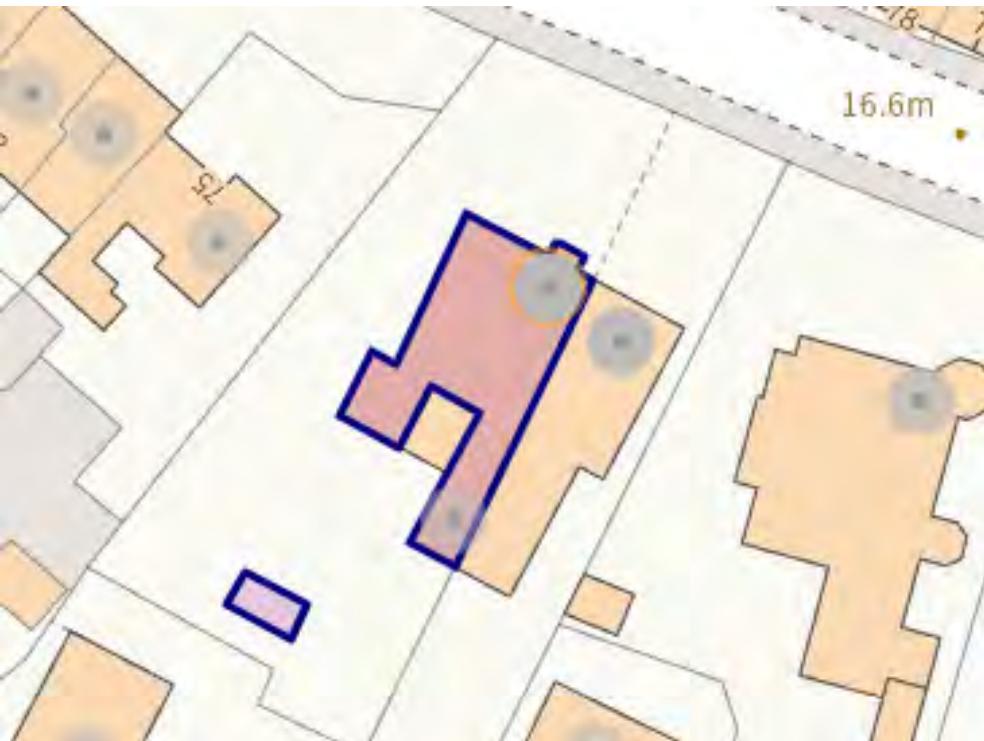
Wadebridge is a well-established and consistently popular market town in North Cornwall, making it an attractive location for investors seeking reliable rental demand and long-term growth. The town benefits from a strong year-round population alongside a thriving tourism market, supporting both long-term lets and short-term or holiday accommodation opportunities (subject to any necessary consents).

With a wide range of amenities including shops, cafés, restaurants, supermarkets, schools and healthcare facilities,

Wadebridge appeals to a broad tenant base, from local professionals to retirees and seasonal visitors. Its excellent road links provide easy access to Padstow, Rock, Polzeath and the wider North Cornish coast, further enhancing its desirability as a letting location.

The presence of the Camel Trail, which runs directly through the town, along with proximity to Cornwall's renowned beaches and coastal paths, significantly boosts short-term rental appeal and visitor demand throughout the year. This combination of lifestyle attractions and practical infrastructure helps support strong occupancy levels.

Overall, Wadebridge offers a balanced and resilient investment environment, making it well suited for buy-to-let purchasers, holiday let investors, or those looking to expand an existing property portfolio in a proven North Cornwall location.



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:



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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.

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.