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Phillips
Changing Lifestyles

36 Talmena Avenue
Wadebridge
PL27 7RR



Guide Price - £425,000



Changing Lifestyles

01208 814055

36 Talmena Avenue, Wadebridge, PL27 7RR



A well-presented four bedroom home in a popular Wadebridge location with far-reaching views and energy-efficient solar panels

- Four bedroom modern family home in a popular Wadebridge location
- Two bathrooms including en suite to the master bedroom
- Spacious living room with bay window and open fireplace
- Separate dining room with patio doors to the rear garden
- Fitted kitchen with adjoining utility room
- South-facing private rear garden with patio and multiple seating areas
- Far-reaching countryside views towards Roughtor and the moors
- Twelve owned solar panels with battery storage for improved energy efficiency
- Driveway parking and integral garage
- Well presented throughout and ideal for family living
- Council Banding - D
- EPC - C



Situated in this popular residential area of Wadebridge, 36 Talmena Avenue is a well-presented four bedroom family home enjoying far-reaching countryside views to the front and a sunny south-facing garden to the rear.

Approached via a private driveway leading to the integral garage, the property immediately offers a welcoming feel. Stepping inside, the entrance hall provides access to a convenient downstairs w.c along with useful storage beneath the stairs.

From here, you are drawn into the spacious living room, which enjoys plenty of natural light from the bay window and features a charming open fireplace, creating a warm and inviting space to relax.

Double doors lead through to a separate dining room, perfectly positioned to overlook the rear garden. Patio doors open directly onto the south-facing patio, making this an ideal space for entertaining and family meals while enjoying the sunny aspect.

The fitted kitchen is well equipped with a range of units and integrated appliances, offering both practicality and style. An opening leads through to the separate utility room, providing additional worktop space and access directly out to the rear garden, perfect for busy family living.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The generous master bedroom is positioned to the front of the house and benefits from stunning countryside views stretching towards Roughtor and the surrounding moors, along with built-in wardrobes and a private en suite shower room. The remaining bedrooms are all light and airy, served by a family bathroom fitted with a contemporary suite.

One of the standout features of this home is the wonderful outdoor space. The south-facing tiered rear garden has been thoughtfully landscaped to create a variety of private seating areas, ideal for enjoying the sun throughout the day. A patio provides the perfect spot for outdoor dining, while the tiered garden beyond is filled with an attractive selection of plants, shrubs and trees, offering both colour and privacy. Gated side access and additional storage areas add further practicality.

The integral garage benefits from power and lighting and houses the gas boiler along with the battery storage for the solar panel system. The property is also equipped with twelve owned solar panels, helping to improve energy efficiency and reduce running costs.

With its generous living space, beautiful views, sunny garden and sought-after location, 36 Talmena Avenue offers an ideal family home in one of Wadebridge's most popular residential areas. Early viewing is highly recommended to fully appreciate everything this property has to offer.



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Talmena Avenue is a well-regarded residential area situated within easy reach of Wadebridge town centre, offering a convenient yet peaceful setting ideal for a wide range of buyers. The property benefits from close proximity to a variety of local amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities, along with highly regarded primary and secondary schools.

Wadebridge itself is a thriving market town positioned along the River Camel, renowned for its strong community feel and excellent transport links to the surrounding North Cornwall coastline. The popular Camel Trail is nearby, providing scenic walking and cycling routes through to Padstow and Bodmin.

Talmena Avenue offers excellent access to major road networks, making it ideal for commuters, while still being just a short drive from beautiful beaches such as Polzeath, Daymer Bay and Rock.

Combining convenience, accessibility and a pleasant residential atmosphere, Talmena Avenue remains a popular and sought-after location within Wadebridge.



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.

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