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Oxborough
Phillips
Changing Lifestyles

3 Whiterock Close
Wadebridge
PL27 7EF



Guide Price - £300,000



Changing Lifestyles

01208 814055

3 Whiterock Close, Wadebridge, PL27 7EF



A well-proportioned four-bedroom detached home in a desirable Wadebridge location, close to town centre, with far reaching views of Wadebridge and beyond.

- Four-bedroom detached home in sought-after White Rock Close, Wadebridge
- Light-filled triple aspect living room with stone fireplace, open kitchen access and town view
- Bright kitchen with ample space for integral appliances and garden access
- Two ground-floor double bedrooms plus family bathroom
- Two further double bedrooms upstairs, including a spacious master with far-reaching views and a WC
- Generous rear garden with patio, summerhouse and greenhouse
- Garage, off-road parking and elevated terraced area with far reaching views across Wadebridge
- Council Banding - D
- EPC - E



Situated in the sought-after White Rock Close in Wadebridge, this four-bedroom detached home is offered to the market with no onward chain, making it an ideal opportunity for a smooth and straightforward purchase.

Upon entering the property, you are welcomed by a spacious hallway that provides access to the main living areas of the home. To the left, the generous triple aspect living room benefits from large windows that flood the space with natural light while offering lovely views across Wadebridge and the countryside beyond. The room features a charming built-in stone fireplace with shelving, creating a warm focal point, as well as having open access to the kitchen.

The kitchen is bright and airy, enjoying views into the living room and direct access to the rear garden. It is equipped with ample cupboard space and has space for integral appliances, making it a practical and sociable space for everyday living. The kitchen and downstairs WC also benefit from underfloor heating.

The ground floor also hosts two well-proportioned double bedrooms, both featuring large windows that provide excellent natural light. A ground floor bathroom completes this level, fitted with a bath, basin and WC which benefits from underfloor heating.

Rising to the first floor, the landing offers a useful storage/airing cupboard. To the left is the third double bedroom, a spacious room with additional eaves storage, ideal for keeping belongings neatly tucked away. To the right is the impressive master bedroom, a generous space with large windows that take full advantage of the beautiful views over Wadebridge and the countryside beyond. This room also benefits from eaves storage to the rear. A separate first-floor WC adds further convenience and lends itself to being converted into an ensuite.

Externally, the property continues to impress. The rear garden is spacious and features a patio area perfect for outdoor seating and entertaining, along with a summerhouse and greenhouse. The rear of the property can be accessed from both sides of the house. To the front, there is an even, well-maintained garden with steps leading up to the front door.

The home also benefits from a large garage, cellar space and off-road parking located to the left of the property. Above the garage is a raised seating area, accessible from the rear garden, which provides an excellent spot to relax and enjoy the far-reaching views across Wadebridge.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Changing Lifestyles

Wadebridge is a popular and thriving market town in North Cornwall, renowned for its friendly community, attractive setting and excellent range of local amenities. The town centre offers a diverse selection of independent shops, cafés and restaurants, alongside well-known supermarkets and everyday services, providing everything required for convenient day-to-day living. Leisure facilities include sports clubs, recreational grounds and a cinema, while the town is also served by a modern health centre and well-regarded primary and secondary schools, making it a particularly appealing location for families.

Situated along the banks of the River Camel, Wadebridge enjoys a picturesque riverside setting and provides direct access to the highly regarded Camel Trail. This scenic walking and cycling route follows the estuary and countryside all the way to Padstow, offering a safe and beautiful environment for outdoor activities and relaxed days out. The surrounding area also benefits from a wealth of countryside walks and open green spaces, ideal for those who enjoy an active outdoor lifestyle.

Wadebridge is well connected, with regular bus services linking the town to Padstow, Bodmin and other nearby destinations. Mainline rail services are available from Bodmin Parkway, offering direct routes to London Paddington and making the town accessible for commuters and second-home owners alike.

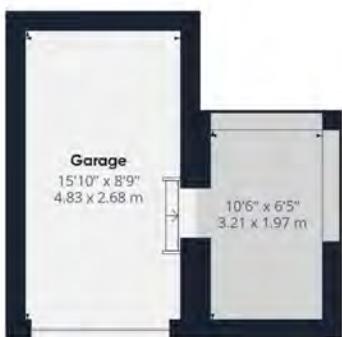
Perfectly positioned for enjoying the North Cornwall coastline, Wadebridge lies just a short drive from some of the region's most sought-after beaches, including Polzeath, Daymer Bay and Rock, all well known for their sandy shores, coastal walks and water sports. Combining everyday convenience with a relaxed coastal lifestyle and beautiful natural surroundings, Wadebridge remains a highly desirable location for families, retirees and second-home buyers seeking the best of Cornish living.



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 0



Floor 1



Floor 2

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.