



Bond
Oxborough
Phillips

Changing Lifestyles

33 Trevarner Way

Wadebridge

PL27 6UP



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £270,000



Changing Lifestyles

01208 814055

33 Trevarner Way, Wadebridge, PL27 6UP



Light-filled living in a sought-after location in Wadebridge

- Bright and spacious open-plan lounge – the heart of the home
- Open-plan kitchen diner with ample cupboard and worktop space
- Private, enclosed rear garden enjoying excellent sunshine
- Garden access to driveway for added convenience
- Generous master bedroom with built-in wardrobes
- Well-appointed family bathroom
- Spacious second bedroom – ideal for guests, children or home office
- Welcoming porch entrance
- Light-filled, practical layout perfect for modern living
- Situated in a popular and convenient Wadebridge location
- Council Banding - B
- EPC - TBC



Situated in the heart of the ever-popular Wadebridge, this attractive two-bedroom home offers bright, practical living spaces and a wonderfully convenient location, ideal for first-time buyers, downsizers or investors alike.

You enter the property via a welcoming porch, providing useful space for coats and shoes before stepping into the main living area. The open-plan lounge is light and spacious, forming the true heart of the home. With a comfortable and airy feel, it offers ample room for relaxing and entertaining, while its seamless flow creates a sociable and modern environment.

To the rear, the lounge leads directly into the open-plan kitchen and dining area. The kitchen is well arranged with generous cupboard and worktop space, making it both functional and stylish. There is plenty of room for a dining table, perfect for everyday meals or hosting friends and family. Natural light enhances this space, and access to the garden further extends the living area during the warmer months.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom. The generous principal bedroom benefits from built-in wardrobes, providing excellent storage without compromising on space. The second bedroom is also a good size, making it ideal as a guest room, child's bedroom or home office. The well-appointed family bathroom completes the first floor.

Outside, the private enclosed rear garden enjoys excellent sunshine, creating a lovely setting for outdoor dining, gardening or simply unwinding. A particularly useful feature is the garden access to the driveway, adding ease and practicality to daily life.

With its bright open-plan layout, sunny garden, driveway access and sought-after Wadebridge location, close to local amenities, schools and transport links, this is a superb opportunity to secure a comfortable and well-presented home in one of North Cornwall's most desirable towns.



Changing Lifestyles

Located in the heart of North Cornwall, Wadebridge is a thriving and highly sought-after town known for its welcoming community, excellent amenities and close proximity to the stunning Cornish coastline.

The town itself offers a superb range of everyday facilities including independent shops, well-known supermarkets, cafés, restaurants and popular pubs, along with primary and secondary schooling. Wadebridge also benefits from sports clubs, a leisure centre and scenic riverside walks, creating a well-balanced lifestyle for families, professionals and retirees alike.

One of the town's most celebrated features is the renowned Camel Trail – a picturesque walking and cycling route that follows the River Camel through beautiful countryside towards Padstow and Bodmin. This makes Wadebridge particularly appealing for outdoor enthusiasts.

The fashionable harbour town of Padstow is just a short drive away, offering an array of acclaimed restaurants and coastal scenery, while some of Cornwall's finest beaches, including those at Polzeath and Rock, are within easy reach.

Combining countryside charm with coastal convenience, Wadebridge provides an enviable lifestyle in one of Cornwall's most desirable locations.

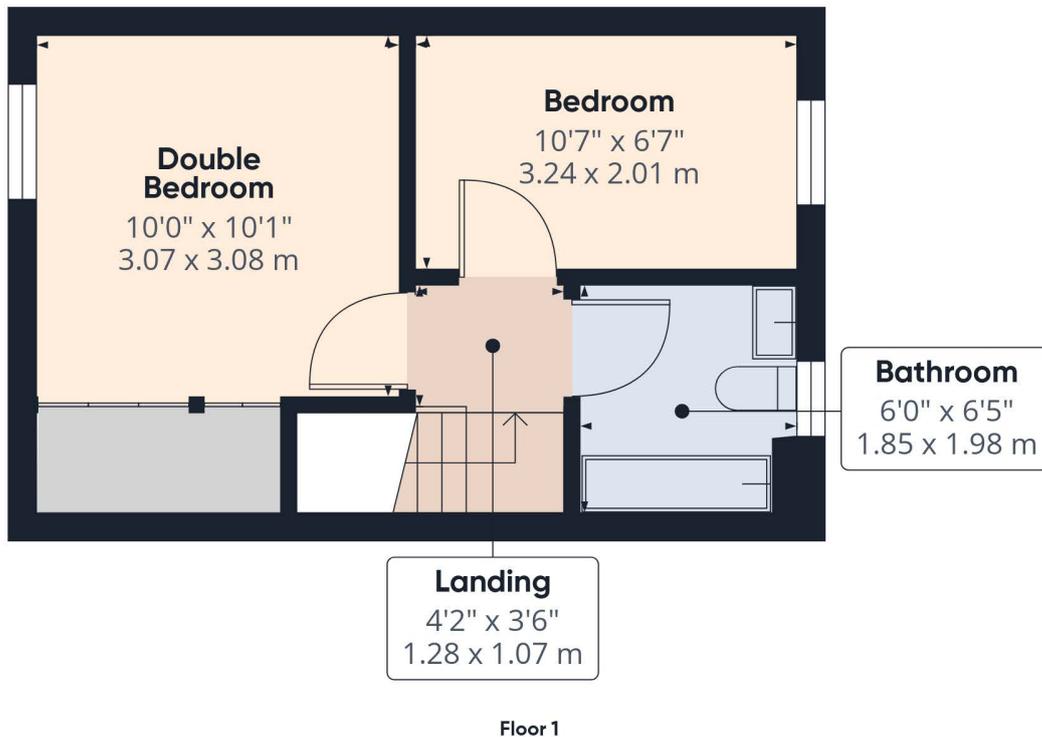


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



Changing Lifestyles



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.