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Changing Lifestyles

6 Park Place
Wadebridge
PL27 7EA



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £500,000



Changing Lifestyles

01208 814055

6 Park Place, Wadebridge, PL27 7EA



Elegant Terraced Property with Generous Living Spaces, Blending Classic Character with Modern Comfort..

- Attractive four-bedroom terraced property in the heart of a sought-after town, Wadebridge
- A spacious and homely living room featuring bay windows and a fireplace as the focal point
- Modern kitchen with slate flooring, built-in appliances, ample storage, and breakfast bench
- First-floor family bathroom with walk-in shower and free standing bathtub along with underfloor heating
- Both double bedrooms include fireplaces; the rear bedroom overlooks the garden and hosts built in wardrobes
- Bright interiors throughout, thanks to large windows in every principal room
- Private Rear Garden with off road parking
- Attractive blend of traditional character and modern living in a prime Cornish location
- EPC - C
- Council Banding - C



Located in the ever-popular town of Wadebridge, this charming four-bedroom terraced home beautifully combines traditional character with modern comforts. The property has also undergone a complete renovation, including brand new windows, a new roof, a fully updated kitchen and bathrooms, and modern conveniences throughout such as underfloor heating. Thoughtfully arranged across three levels, the property offers bright, elegant living spaces and generous proportions throughout, making it an inviting home in a highly sought-after Cornish setting.

Upon entering, you are welcomed by a bright, elegant hallway featuring classic trim work that immediately sets the tone for the property's timeless style. To the left, the living room offers a spacious and homely area, enhanced by a large bay window that floods the room with natural light. A traditional fireplace acts as a warm and attractive focal point, creating the perfect setting for relaxation.

Continuing along the hallway, you will find a naturally lit dining room on the left, complete with large windows overlooking the rear garden. This inviting space also features a fireplace with bespoke shelving, creating a striking accent wall and adding both charm and functionality.

At the rear of the home, the kitchen boasts original flagstone slate flooring, built-in appliances, abundant shelving and cabinetry, and a practical breakfast bench. The layout flows seamlessly into a spacious utility room, offering further storage, countertop space, and provisions for laundry appliances. From here, a convenient ground-floor WC includes a walk-in shower.

On the first floor, a modern, bright, and airy family bathroom sits straight ahead, complete with a walk-in shower and freestanding bathtub, along with underfloor heating. This level also hosts a nice sized bedroom, enhanced by large windows that provide excellent natural light.

Moving to the spacious main landing, you will find access to a bedroom, ideal as a guest room, nursery, or office, and two generous double bedrooms, all featuring large windows that allow natural light to pour in. Both bedrooms feature traditional fireplaces, and the rear double bedroom enjoys peaceful views over the garden and built-in wardrobes.

The rear garden can be accessed through the utility room. A small patio area hosts a convenient shed and leads up steps to the main garden, which includes a gravelled section perfect for outdoor seating or al fresco dining, and also doubles up as an off-road parking space. At the bottom of the garden, large double gates provide access to the back road, offering convenience and potential for off-road parking or easy storage access.

This delightful terraced home offers character, comfort, and practicality in equal measure, an excellent opportunity to enjoy stylish living in the heart of Wadebridge.



Changing Lifestyles

Wadebridge is one of North Cornwall's most desirable and well-connected towns, celebrated for its vibrant atmosphere, strong sense of community, and stunning natural surroundings. Nestled along the picturesque banks of the River Camel, the town offers an appealing blend of traditional charm and modern convenience, with an excellent array of independent boutiques, artisan cafés, quality restaurants, and essential everyday amenities right on the doorstep.

A major highlight of Wadebridge is the renowned Camel Trail, one of Cornwall's most popular walking and cycling routes, which winds through beautiful countryside towards Padstow and Bodmin. This provides residents with effortless access to outdoor adventure, from peaceful riverside strolls to family bike rides and wildlife spotting.

The town also boasts an impressive selection of leisure and cultural facilities, including a well-equipped leisure centre, a community cinema, riverside parks, and a year-round calendar of local events and festivals that bring the town to life.

Families are exceptionally well served, with several well-regarded primary schools and the highly respected Wadebridge School offering strong educational opportunities. Excellent transport links, including close proximity to the A39 and A30, allow for convenient travel throughout Cornwall, while the nearby coastlines and beaches offer endless opportunities for days out.

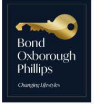
Combining coastal proximity, abundant amenities, and a warm, welcoming community, Wadebridge offers an outstanding lifestyle in one of Cornwall's most appealing locations, making it an ideal choice for families, retirees, and anyone seeking a thriving yet relaxed place to call home.



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:





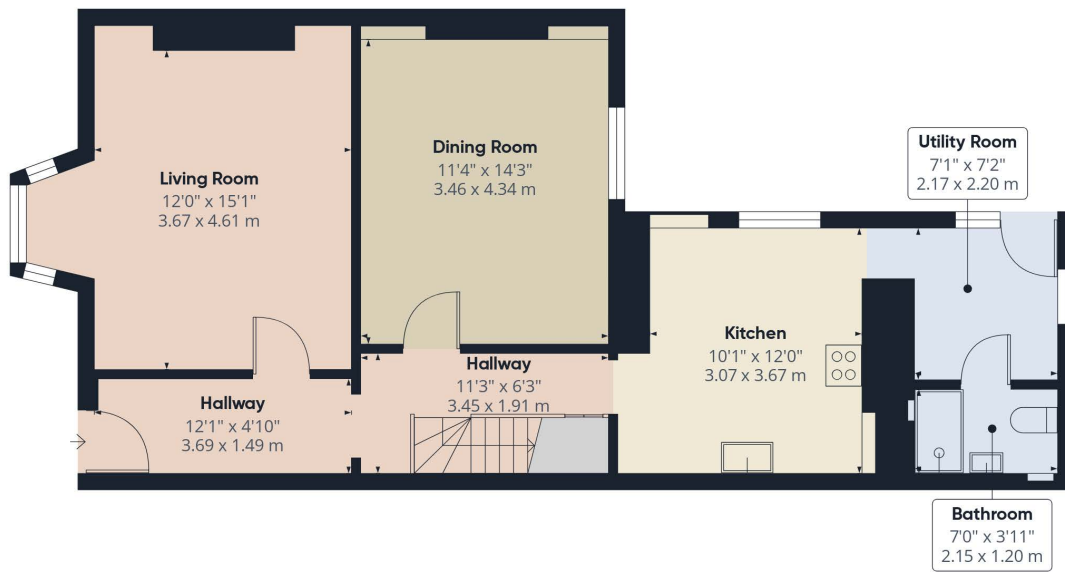
Approximate total area^m

1419 ft²
131.9 m²

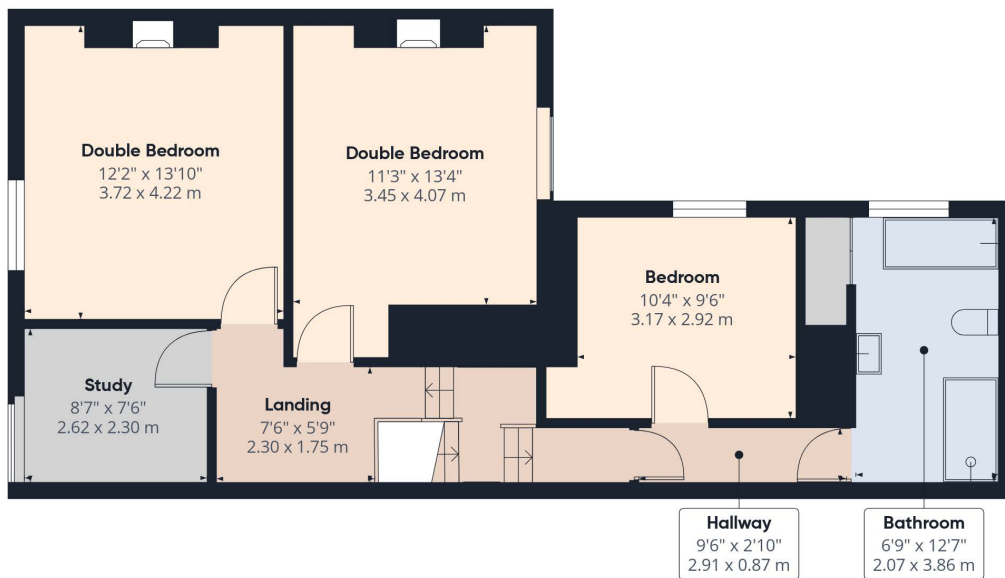
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1

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.