



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 3 Foundry Court, Wadebridge, PL27 7QN



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £220,000



Changing Lifestyles

01208 814055

Flat 3 Foundry Court, Wadebridge



A beautifully presented apartment blending characterful charm with modern living, set within a historic Foundry building in the heart of Wadebridge.

- Characterful apartment within a historic Foundry building
- Immaculately presented throughout
- Spacious lounge/diner with vaulted ceiling and exposed A-frames
- Two large front aspect windows creating a bright, airy living space
- Stylish wall-mounted ethanol fire
- Contemporary fitted kitchen with ample storage
- Two well-proportioned double bedrooms
- Modern shower suite
- Wooden double glazing throughout
- Gas central heating
- Generous loft space providing additional storage potential
- Prime central Wadebridge location, close to local amenities
- Leasehold



Set within a characterful former Foundry building in the very heart of Wadebridge, this well kept two-bedroom leasehold apartment offers a wonderful blend of period charm and contemporary comfort.

Beautifully and sympathetically styled throughout, the property centres around a generous and light-filled lounge/diner, where two large front-facing windows draw in natural light and striking exposed A-frames rise to a vaulted ceiling, creating an impressive yet welcoming space. A wall-mounted ethanol fire adds a stylish focal point, perfect for cosy evenings.

The well-appointed kitchen is fitted with a range of modern wall, base and drawer units, complemented by contrasting worktops, providing both practicality and a clean, contemporary finish.

There are two well-proportioned double bedrooms, including a principal bedroom with built-in storage, while the second features a distinctive L-shaped layout and front aspect. A sleek, modern shower room is accessed from the hallway, alongside several useful storage cupboards that enhance everyday living.

The apartment is further complemented by wooden double glazing, gas central heating and the benefit of a substantial loft space.

Accessed via a welcoming entrance hall, ideal for coats and shoes. The layout flows effortlessly into the main accommodation, offering both comfort and functionality.

Agent's Note: The property is held on the remainder of a 999-year lease from 1st January 2003. For further information, please contact the selling agent.

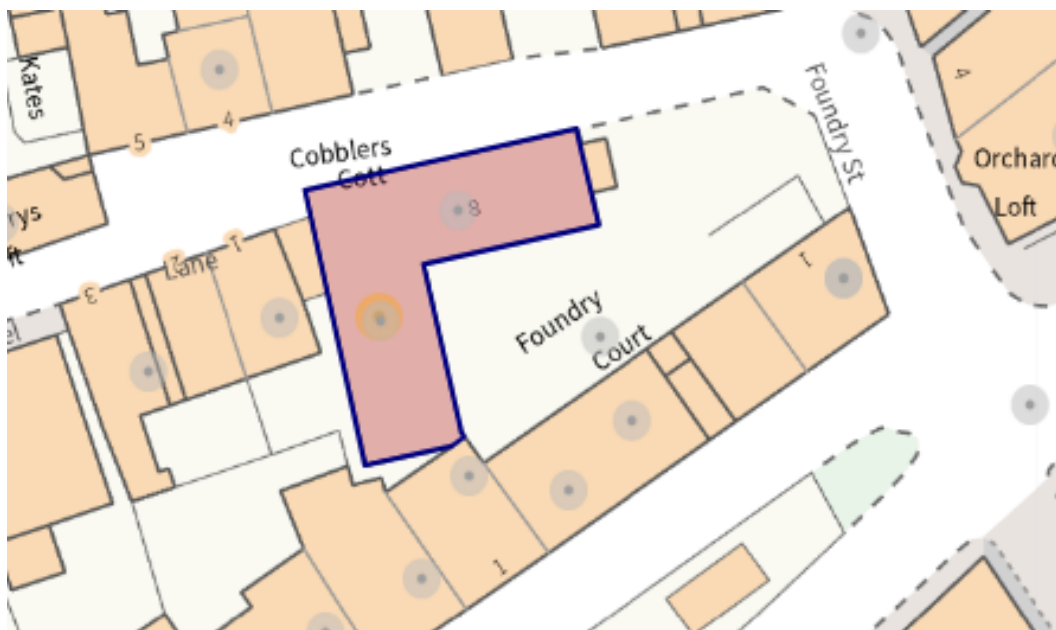
Service Charge - £700 P/A



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Situated in the heart of Wadebridge, this property enjoys immediate access to a fantastic range of independent shops, cafés, restaurants and everyday amenities, all just moments from your doorstep. The town is perfectly positioned along the picturesque Camel Trail, ideal for walking and cycling, and offers a wonderful sense of community with a vibrant yet relaxed atmosphere.

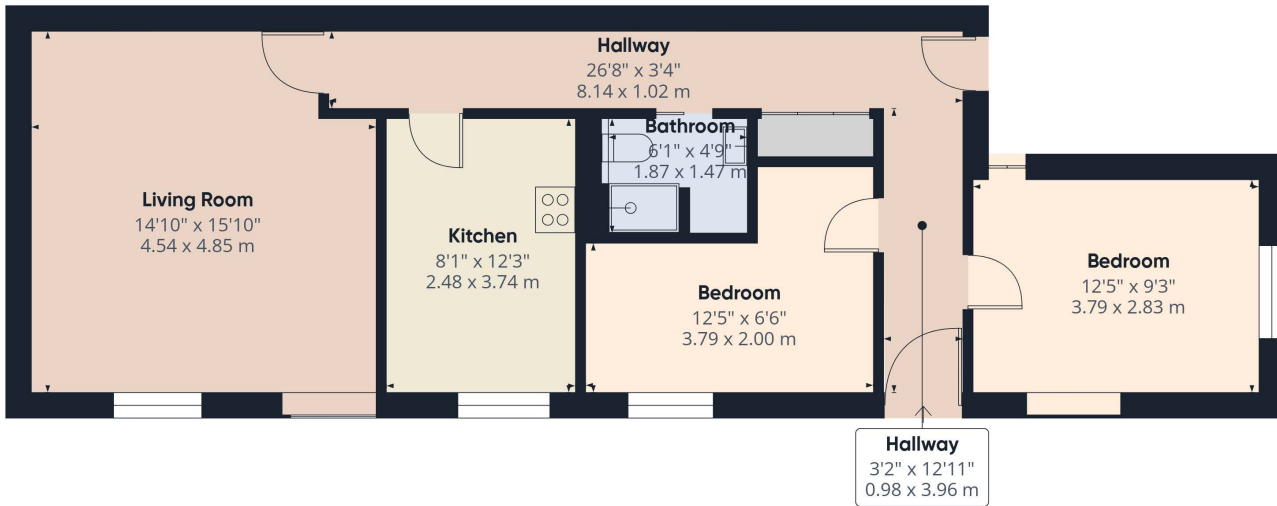
Wadebridge also provides excellent connectivity to the surrounding North Cornwall coastline, with some of the region's most sought-after beaches, including Polzeath, Daymer Bay and Rock, all within easy reach. The nearby estuary and countryside offer endless opportunities for outdoor pursuits, making this an ideal base for both full-time living and a coastal retreat.



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.

Virtual Tour:





Approximate total area⁽¹⁾
715 ft²
66.4 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.

GIRAFFE 360



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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.