



Bond
Oxborough
Phillips

Changing Lifestyles

26 Trenant Gardens

Wadebridge

PL27 6GG



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £340,000



Changing Lifestyles

01208 814055

26 Trenant Gardens , Wadebridge, PL27 6GG



A well presented 3 bedroom detached home, consisting a landscaped rear garden, private parking and modern touches throughout.

- Spacious 3 - bedroom detached home
- Bright living room with herringbone flooring throughout the ground floor
- Spacious kitchen dining room with garden access and separate utility
- Downstairs WC for added convenience
- Three double bedrooms including a principal with ensuite
- Modern family bathroom
- Landscaped garden in a desirable location close to the town centre
- Private driveway for 2 Vehicles
- EV charger installed
- Chain free!
- Council Banding - C
- EPC - B



This beautifully presented three-bedroom detached home offers spacious and thoughtfully designed accommodation, perfectly suited to modern family living, and benefits from the added convenience of two allocated parking spaces.

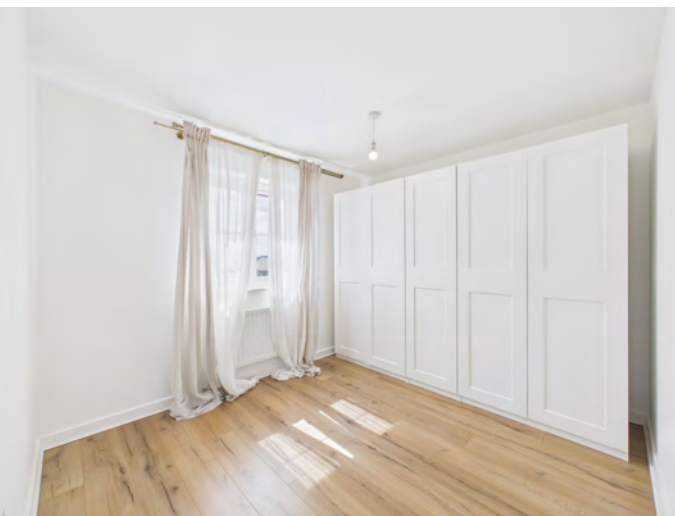
On entering the property, you are welcomed into a bright and inviting entrance hallway, which provides access to the main ground floor accommodation. Immediately ahead is a useful downstairs WC, complete with toilet and basin, ideal for guests and everyday practicality. To the right, the generous living room is filled with natural light and finished with attractive herringbone style flooring, a feature that continues seamlessly throughout the entire ground floor, creating a stylish and cohesive flow.

To the rear of the property, the heart of the home can be found in the spacious kitchen/dining room. Designed with both functionality and entertaining in mind, this space offers ample storage, integrated appliances and double doors that open directly onto the rear garden effortlessly blending indoor and outdoor living. The kitchen also enjoys the added benefit of a separate utility room, complete with an additional sink and plumbing, enhancing the practicality of the layout.

Ascending to the first floor, a spacious landing leads to three well-proportioned double bedrooms. The principal bedroom is a comfortable retreat, benefitting from its own modern ensuite shower room, complete with a walk-in shower. The remaining bedrooms are served by a stylish family bathroom fitted with a bath and shower over, along with a heated towel rail, offering both comfort and convenience.

Externally the property continues to impress. The rear garden has been thoughtfully landscaped and features a combination of patio space, lawn and chipping area, creating an ideal space for outdoor dining, entertaining, or simply relaxing. A further advantage is the direct access from the garden to the two parking spaces.

Situated in a highly desirable location and offered with chain free possession, this superb home presents a fantastic opportunity for buyers seeking a modern, well-appointed property in an excellent setting.



£520 P/A Service Charge

01208 814055

Changing Lifestyles

Wadebridge is a thriving and much-loved market town located in North Cornwall, perfectly positioned along the banks of the River Camel. The town offers a wonderful blend of traditional Cornish charm and modern convenience, making it a highly sought-after place to live for families, retirees, and second-home owners alike.

At the heart of the town is a vibrant high street filled with independent shops, cafés, pubs, and restaurants, as well as essential amenities including supermarkets, banks, and a cinema.

Wadebridge is also known for its strong sense of community and hosts regular events and festivals throughout the year, bringing the town to life.

The town is famously located along the Camel Trail, a scenic and traffic-free cycle and walking route that runs between Padstow, Wadebridge, and Bodmin – ideal for outdoor enthusiasts and families.

Wadebridge is just a short drive from the stunning North Cornwall coastline, with beautiful beaches and popular seaside destinations such as Rock, Daymer Bay, and Polzeath all within easy reach. The historic fishing port of Padstow is also nearby, offering award-winning restaurants and a bustling harbour.

With excellent local schools, easy access to the A39 for wider travel, and a great balance of countryside and coast, Wadebridge continues to be one of North Cornwall's most desirable towns.



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:





Floor 0



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.