



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 32 Trevarner Meadow

## Wadebridge

### PL27 6GF



BRITISH  
PROPERTY  
AWARDS

2025

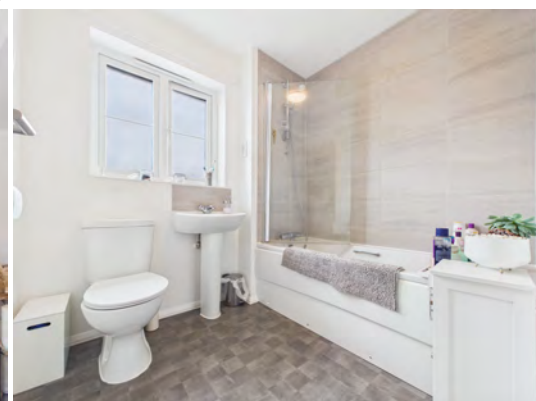


**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



## Guide Price - £325,000



# 32 Trevarner Meadow, Wadebridge, PL27 6GF



32 Trevarner Meadow - A beautifully presented, three bedroom, family home with stunning living space and a superb garden.

- Exceptional Three Double Bedroom End of Terrace Home
- Stunning Open Kitchen/Dining Space
- Useful Pantry and Ground Floor WC
- Spacious Living Room with Character Feature Faux Fireplace
- Fantastic Rear Garden with Patio and Pergola Entertaining Area
- Three Generous Double Bedrooms and Family Bathroom
- Two Allocated Parking Spaces
- Prime Wadebridge Location Close to Town, Schools and the Camel Trail
- Council Banding - B
- EPC - B



A beautifully presented three-bedroom end of terrace family home, offering spacious and modern accommodation throughout, together with a generous rear garden and two allocated parking spaces, situated within easy reach of Wadebridge town centre and local amenities.

Upon entering the property, you are welcomed by a spacious entrance hallway, creating a bright and inviting first impression. To the right-hand side is a well-proportioned living room, flooded with natural light and tastefully presented in a modern style. A charming faux fireplace with a wooden mantel provides an attractive focal point to the room, creating a warm and welcoming space to relax.

Continuing through the hallway, there is a useful understairs storage cupboard before entering the generously sized kitchen/dining room. This impressive space offers a range of modern fitted units, integrated appliances and ample room for both dining and entertaining. Just off the kitchen is a separate pantry, providing excellent additional storage, together with a spacious ground floor cloakroom/WC. The kitchen also benefits from direct access to the rear garden.

To the first floor, the property offers three generous double bedrooms, all beautifully presented and enjoying an abundance of natural light. Completing the accommodation is the family bathroom, fitted with a panelled bath with shower over, wash hand basin and WC.

Externally, the rear garden is a particular feature of the property, offering a generous and versatile outdoor space. A paved patio provides the perfect setting for outdoor dining and entertaining during the warmer months, while a separate decked area with pergola creates an attractive seating area to enjoy throughout the year. The property further benefits from two allocated parking spaces.

This fantastic home would make an ideal family residence, first-time purchase or investment opportunity, combining spacious accommodation with excellent outdoor space in a sought-after Wadebridge location.

This property is being offered on a part buy, part rent basis, with a 40% share available for purchase. Rent is payable on the remaining 60% share retained by the housing provider and is currently £450 per month. More information can be available on request.



# Changing Lifestyles

Wadebridge is a thriving market town in North Cornwall, located on both sides of the River Camel approximately 5 miles (8 km) inland from Padstow. The town takes its name from the historic crossing point over the river and has developed into an important local centre serving the surrounding rural communities. Wadebridge is well known for its attractive riverside setting, traditional market-town character, and strong sense of community.

The town contains a range of independent shops, cafés, restaurants, schools, healthcare facilities, and recreational amenities, making it a popular place to live and visit. It is also a key gateway to the North Cornwall coast, providing convenient access to nearby destinations including Padstow, Rock, Polzeath, and Daymer Bay. A notable feature of the town is the Camel Trail, a popular walking and cycling route that follows a former railway line through the scenic Camel Valley.

Surrounded by rolling countryside and benefiting from good transport links to the wider region, Wadebridge combines the charm of a historic Cornish town with modern services and easy access to some of Cornwall's most celebrated landscapes and coastal attractions.



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.

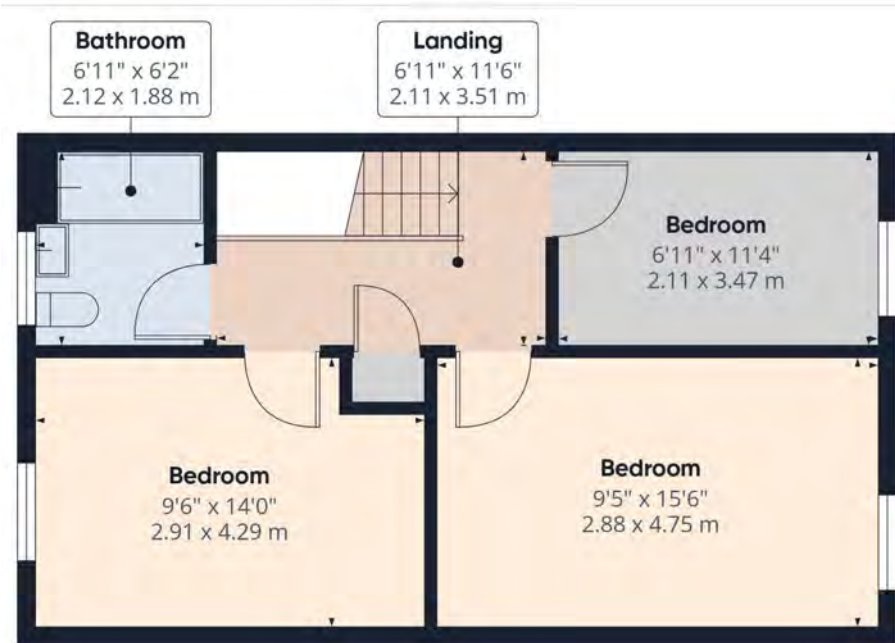
Virtual Tour:



# Changing Lifestyles



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.