



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

29 Queens Park

Wadebridge

PL27 7PR



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £220,000**



# 29 Queens Park, Wadebridge, PL27 7PR



Spacious 3-Bed Home with Large Garden & Stunning Views and in Walking Distance to Town..

- 3-bedroom terraced family home
- No onward chain
- Walking distance to Wadebridge town centre
- Large rear garden with patio & lawn
- Far-reaching countryside & estuary views
- Bright living room with arch to dining room
- Fitted kitchen with garden access
- Spacious master bedroom with stunning views
- Double glazing throughout
- Communal parking nearby
- Ideal first-time buy or family home
- Freehold
- Council Banding - B
- EPC - D



A very well-proportioned three-bedroom terraced family home situated in a convenient and sought-after location within a short walking distance of Wadebridge town centre. Offered for sale with no onward chain, the property benefits from generous living accommodation, a substantial rear garden, and communal parking to the front. Ideally suited to first-time buyers, families, or investors, the property also enjoys far-reaching views over the town and surrounding countryside.

The accommodation is entered via a double glazed entrance door leading into a welcoming hallway with stairs rising to the first floor, understairs storage with cloaks hanging space, and access to both the kitchen and living room.

The living room is bright and spacious, featuring a large double glazed window to the front, a radiator, and a built-in fireplace (no longer in use). An archway leads through to the dining room, which enjoys a pleasant outlook over the rear garden and countryside beyond via a large double glazed window. A radiator completes this space, making it ideal for family dining and entertaining.

The kitchen is well fitted with a range of base units and worktops, incorporating a stainless steel sink with mixer tap, space for appliances, and plumbing for a washing machine and dishwasher. There is a built-in cupboard housing a Vaillant gas-fired boiler, additional understairs storage, and a double glazed window and door providing access to the rear garden, again enjoying attractive views.

To the first floor, the landing provides access to the loft and all bedrooms. The master bedroom is particularly generous in size and enjoys magnificent views across Wadebridge towards the Camel Estuary and surrounding countryside, with fitted wardrobes, additional storage, and a radiator. Bedroom two is another spacious double room with a front aspect window, built-in airing cupboard, and alcove space for furniture. Bedroom three is also a well-proportioned room with a front-facing window and radiator. The shower room comprises a wet room with electric Mira shower, WC, wash hand basin, radiator.

Externally, the property boasts a standout feature in its large rear garden. The garden includes a substantial storage shed divided into sections, with power and lighting, an outside WC, and additional storage. A generous patio area provides an ideal space for outdoor dining and entertaining, enjoying a peaceful setting with attractive views. Steps lead down to a large lawned area, fully enclosed by fencing, hedging, and wall boundaries. A rear gate provides convenient access onto New Park Road, offering a short walk into Wadebridge town centre. There is also a front garden laid to lawn with hedge and wall boundaries.

The property further benefits from communal parking located at the bottom of Queens Park.

A superb opportunity to acquire a spacious home in a desirable location with excellent outdoor space and stunning views.

01208 814055

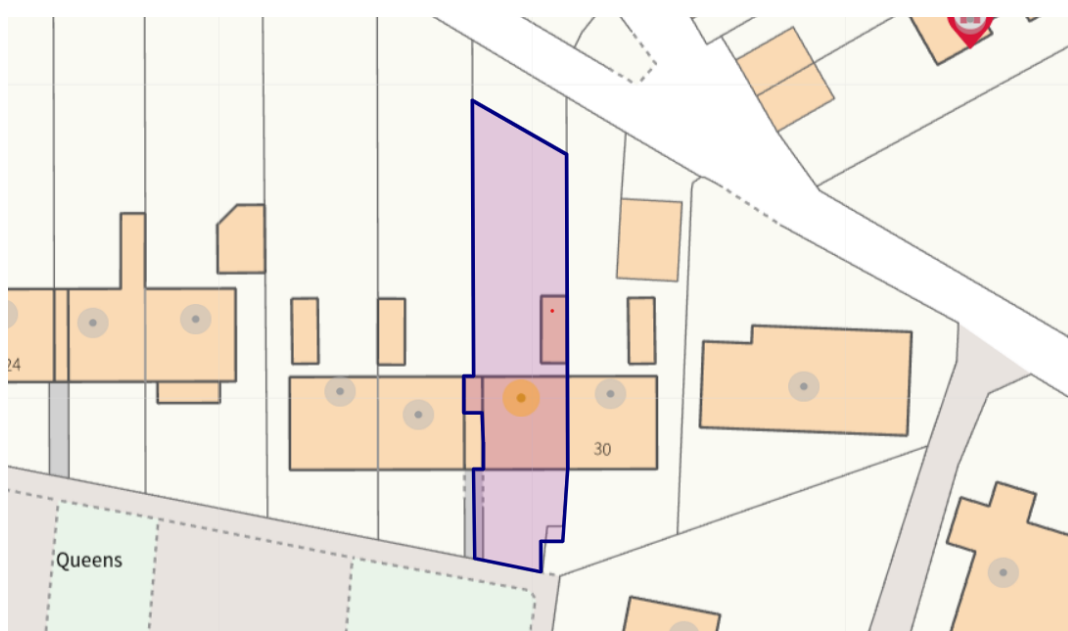
# Changing Lifestyles

Wadebridge is a highly desirable and vibrant market town situated on the banks of the River Camel in North Cornwall. Known for its strong community feel and excellent local amenities, the town offers a wide range of independent shops, cafés, restaurants, supermarkets, and essential services, all centred around its bustling town centre.

The town is particularly well known for the Camel Trail, a scenic cycling and walking route that runs from Wenford Bridge through Wadebridge to Padstow, attracting residents and visitors alike to enjoy the beautiful surrounding countryside. Wadebridge also benefits from a number of well-regarded schools, leisure facilities, and regular local events throughout the year.

Ideally positioned for access to Cornwall's stunning north coast, Wadebridge is just a short drive from some of the county's most popular beaches, including Polzeath, Daymer Bay, and Rock. The nearby A39 provides convenient transport links across Cornwall, making it a well-connected yet peaceful place to live.

Combining coastal proximity, countryside scenery, and a thriving town centre, Wadebridge remains one of North Cornwall's most sought-after locations.

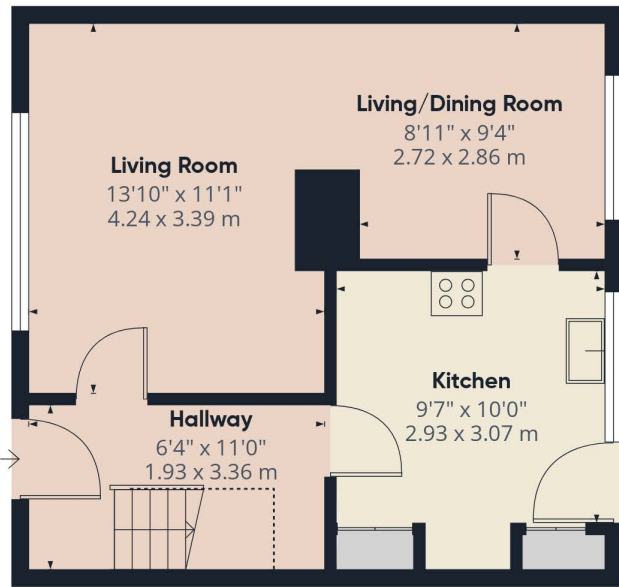


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

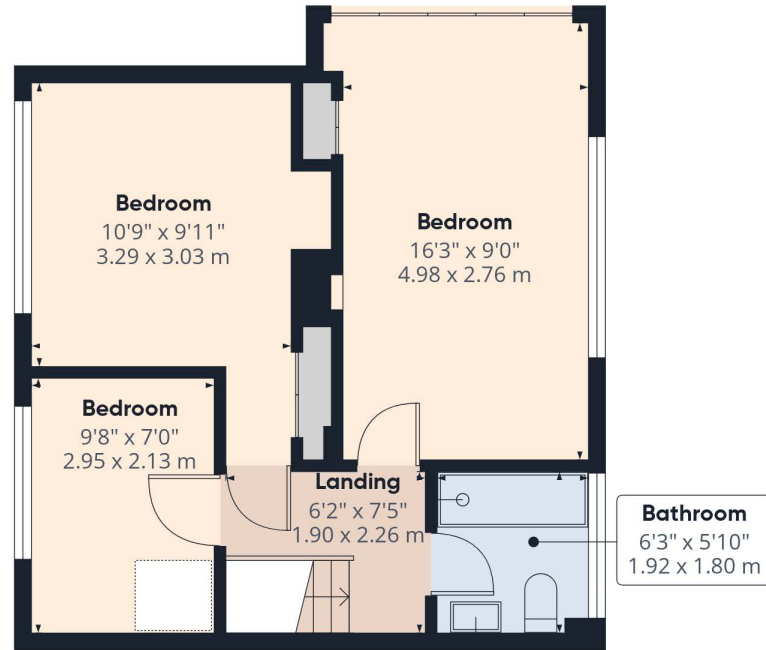
Virtual Tour:



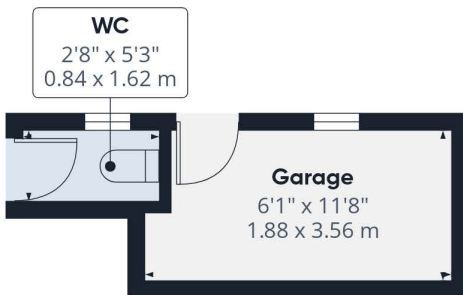
# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 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.