



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 22 Higher Whiterock, Wadebridge PL27 7DU



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



## Asking Price - £275,000



Changing Lifestyles

01208 814055

# Beautifully Presented Corner-Plot Bungalow with Conservatory and Delightful Wrap-Around Gardens



- Beautifully presented two-bedroom end-terrace bungalow
- Generous corner plot in a quiet cul-de-sac location
- Stylishly updated and ready to move straight into
- Bright lounge/dining room ideal for everyday living and entertaining
- Modern fitted kitchen with pantry and adjoining utility area
- UPVC double-glazed conservatory overlooking the gardens
- Contemporary shower room finished to a high standard
- Wrap-around gardens with patio, lawn, and greenhouse
- Private enclosed rear courtyard with seating area and storage shed
- Low-maintenance home ideal for downsizers, first-time buyers, or investors
- Secure enclosed gardens with gated side access
- Peaceful residential setting within easy reach of local amenities
- Council Tax Band B



Tucked away on a generous corner plot within a peaceful cul-de-sac, 22 Higher Whiterock is a beautifully presented two-bedroom end-terrace bungalow offering stylish, low-maintenance living in a highly desirable setting.

Lovingly maintained and tastefully updated, the property provides bright and spacious accommodation throughout. The welcoming lounge/dining room creates a wonderful space for both relaxing and entertaining, while the modern fitted kitchen is well-equipped and benefits from a useful pantry cupboard and adjoining utility area, offering excellent practicality.

There are two well-proportioned bedrooms and a contemporary shower room finished to a high standard. A particular highlight of the home is the UPVC double-glazed conservatory, providing an additional reception space and enjoying pleasant views over the attractive gardens.

Externally, the bungalow occupies an enviable corner position with beautifully maintained wrap-around gardens that have been thoughtfully designed to make the most of the outdoor space. A lovely patio area provides the perfect spot for al fresco dining, entertaining guests, or simply enjoying the sunshine, while a well-kept lawn is enclosed by secure timber fencing with a gated access onto Whiterock Road. Additional features include a greenhouse, outside tap, and a pathway leading around the side of the property to the rear courtyard.

To the rear, a private enclosed courtyard offers a wonderfully secluded retreat, complete with a useful storage shed and a pleasant seating area, ideal for relaxing in peace and privacy. A gate provides convenient access back to the front of the property, enhancing the practicality of this attractive outdoor space.

Combining modern comforts, attractive gardens, and a quiet residential location, this delightful bungalow presents an excellent opportunity for those seeking a move-in-ready home. Ideal for those looking to downsize, first-time buyers, or anyone searching for an easy-to-maintain property in a desirable setting.

Viewing is highly recommended. Please contact us on 01208 814 055 to arrange your appointment.

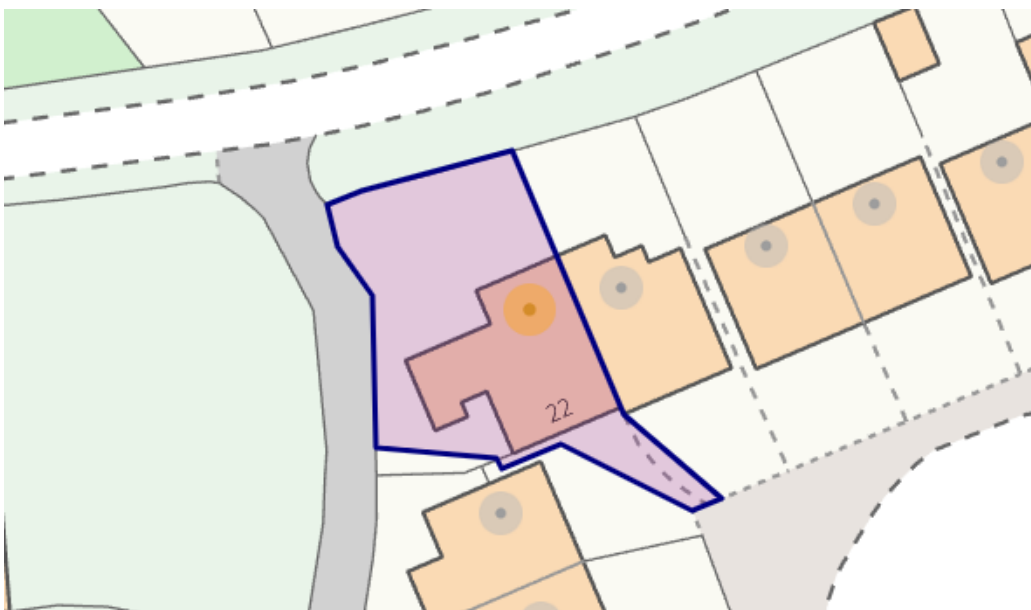
# Changing Lifestyles

Higher Whiterock is a highly regarded residential development situated on the outskirts of the thriving market town of Wadebridge. Renowned for its welcoming community, excellent amenities and convenient access to the North Cornwall coast, Wadebridge has become one of the area's most desirable places to live.

The town offers an excellent range of everyday facilities including supermarkets, independent shops, cafés, restaurants, pubs, healthcare services and highly regarded primary and secondary schools. The popular pedestrianised town centre provides a vibrant atmosphere throughout the year, with regular markets and community events.

For outdoor enthusiasts, the renowned Camel Trail is easily accessible, offering miles of scenic walking and cycling routes along the Camel Estuary towards Padstow and Bodmin. The stunning North Cornish coastline is also within easy reach, with the golden sands of Polzeath, Daymer Bay and Rock all just a short drive away.

Combining the convenience of town living with easy access to some of Cornwall's most beautiful countryside and coastal destinations, Higher Whiterock enjoys an enviable location ideal for both permanent residence and second-home ownership.

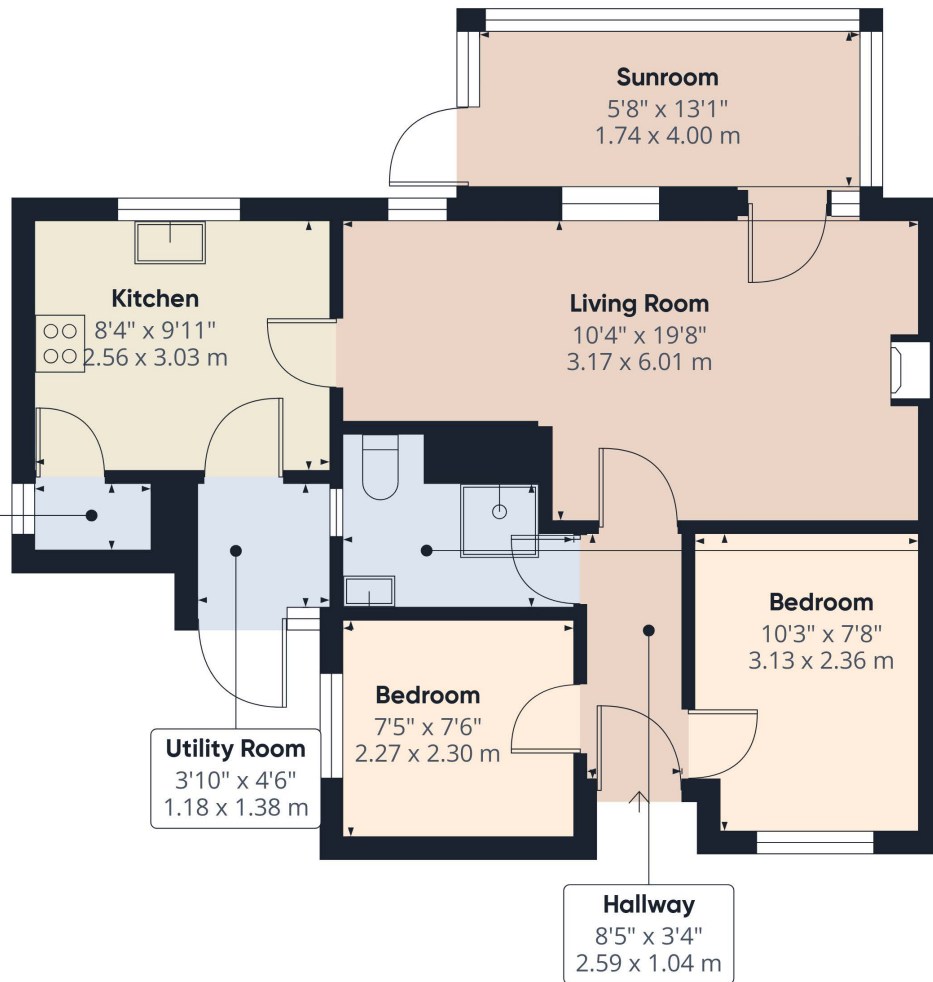


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



# Changing Lifestyles



Approximate total area<sup>(1)</sup>  
584 ft<sup>2</sup>  
54.2 m<sup>2</sup>

(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



## 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.