



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

47 Treguddock Drive

Wadebridge

PL27 6BQ



BRITISH  
PROPERTY  
AWARDS

2023

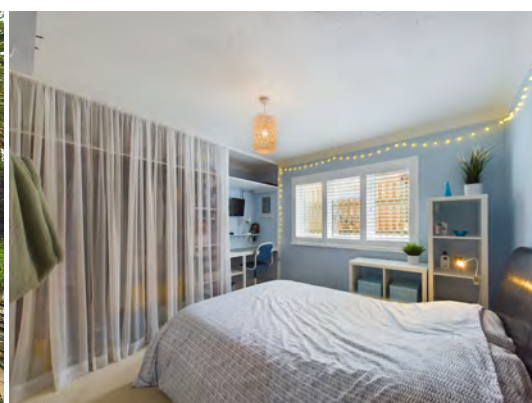


**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**OIEO - £475,000**



Changing Lifestyles

01208 814055



# 47 Treguddock Drive, Wadebridge, PL27 6BQ



Set in the heart of Wadebridge sits a fabulous four bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom & En-Suite
- Beautiful Wooden Clad Outbuilding
- Spacious Kitchen
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Wooden Window Shutters
- EPC - C
- Council Banding - D



Concealed away in the exclusive Treguddock Drive residential area stands this delightful four-bedroom detached family residence that offers a single garage, parking for 2 to 3 cars, and an eye-catching wood-clad summerhouse.

Entering this stunning abode, one is met by a vast hallway space, and then arrives in the substantial kitchen and dining area that features an integrated oven, plus plenty of storage room, plus space for a large dining table. Passing through the sliding doors from the dining area is the wonderful sun room that presents a beautiful 180-degree outlook of the rear garden, while flooding the room with natural light. The cosy lounge space follows, accompanied by double windows with shutters for added privacy and a handy storage cupboard.



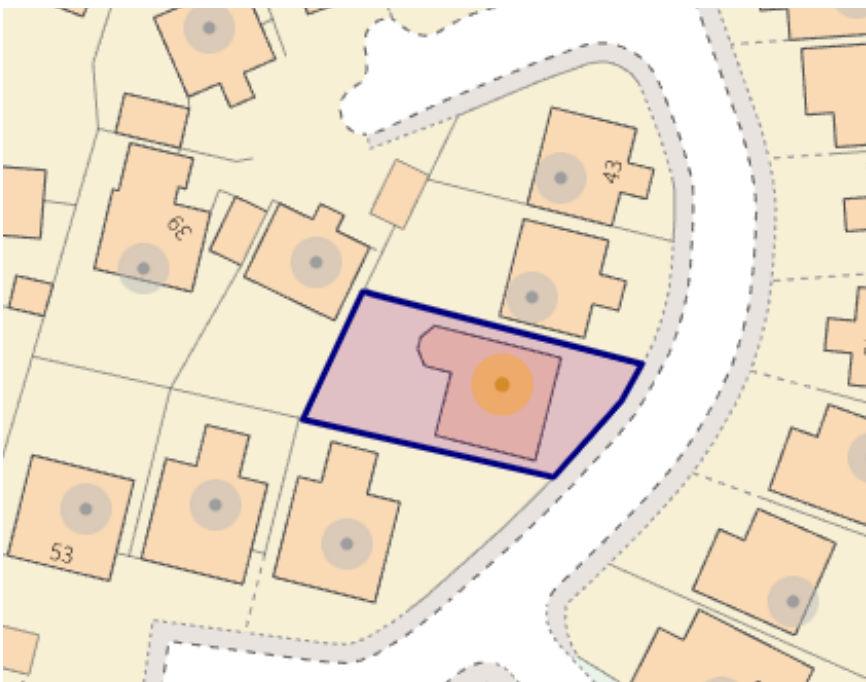
On the ground floor, there are two double bedrooms, one of which comes with an en-suite including shower, basin, and W/C. The second double bedroom, which was originally a single garage, has wooden flooring and built-in wardrobes, and offers access to the single garage which can be utilized to expand the dwelling. On the top floor, there are another two double bedrooms, as well as a recently renovated family bathroom.

Outside, this residence truly excels with its private tiered rear garden featuring the gorgeous wood-clad outbuilding. For vehicles, parking is available in front of the garage. To truly appreciate this amazing family home, an in-person viewing is highly recommended.



# Changing Lifestyles

Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really does have everything you need. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath, both of which have excellent golfing facilities. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.



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.

Scan here for our 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.

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.