



Bond
Oxborough
Phillips

Changing Lifestyles

14 Trevanion Road

Wadebridge

PL27 7NZ



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



OIEO - £290,000



Changing Lifestyles

01208 814055

14 Trevanion Road, Wadebridge, PL27 7NZ



Imagine owning a pristine yet traditional property located just a short 2-minute walk from one of Cornwall's most historic towns.

- Impressive Terraced Modern Home
- Spacious Kitchen
- Private Rear Garden
- Stones Throw from Town Centre and Local Amenities
- Popular Town Location
- Contemporary finish
- EPC - E
- Council Banding- B



Imagine owning a pristine yet traditional property located just a short 2-minute walk from one of Cornwall's most historic towns. This exceptional property offers direct access to the renowned Camel Trail and is conveniently close to the thriving Molesworth high street. Moreover, it is only a short drive from the breath-taking North Coast, home to some of the country's most picturesque beaches. Whether you're a family, looking to downsize, or seeking a pristine property in one of the most desirable towns in the country, this is an opportunity not to be missed!

Upon entering the property, you will be greeted by a spacious living room with abundant natural light streaming through its large bay window. Continuing on, you will find the modern kitchen/dining room - an ideal space for entertaining loved ones and enjoying memorable dinners. The convenient utility area and downstairs W/C provide access to the back garden.



As you ascend the stairs to the first floor, you will discover two well-proportioned bedrooms finished to a high standard. Also on this floor is the contemporary bathroom, easily accessible from all bedrooms. Moving up to the second floor, you will find the expansive master bedroom, complete with built-in storage and ample space for all your furniture needs. Large windows in all three bedrooms allow plenty of natural light to fill the property, creating a bright and airy ambience.

In addition to a small front patio area, this property boasts a spacious back garden. We highly recommend viewing this remarkable property to truly appreciate all it has to offer.

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.



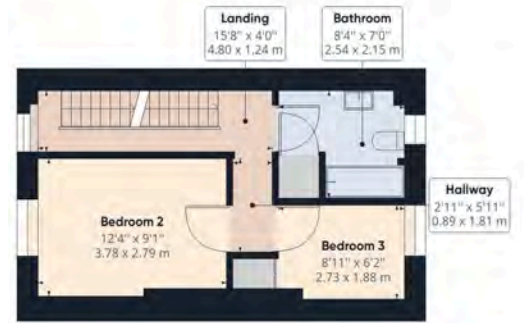
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:

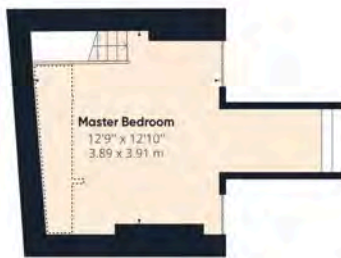




Floor 0



Floor 1



Floor 2

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.