



Bond  
Oxborough  
Phillips

Changing Lifestyles

Flat 2, 8 Molesworth Street  
Wadebridge  
PL27 7DA



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Asking Price - £140,000**



Changing Lifestyles

01208 814055

# Flat2, 8 Molesworth Street, Wadebridge



Welcome to this inviting one-bedroom flat in the heart of Wadebridge! Boasting a generously sized bedroom, an expansive living and...

- Impressive Modern One Bedroom Flat
- Large Living Space
- Spacious Bedroom
- Light and Airy Feel
- Stunning Views of Wadebridge
- In the Heart of the Town
- Popular Town Location
- EPC - D
- Council Banding- A



Welcome to this inviting one-bedroom flat in the heart of Wadebridge! Boasting a generously sized bedroom, an expansive living and dining area, a separate fully-equipped kitchen, and a modern bathroom, this residence offers a perfect blend of comfort and functionality.

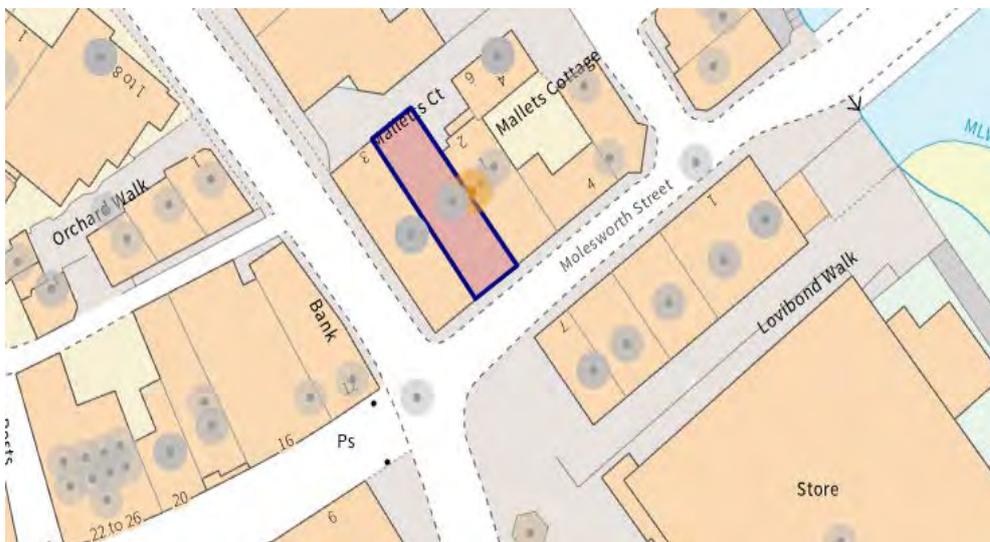
Ideal for first-time buyers, savvy investors, or those eager to immerse themselves in the vibrant community of Wadebridge, this property is a prime opportunity to call this popular town home. With its central location and spacious layout, this flat presents a fantastic chance to embrace the charm and convenience of living in one of Wadebridge's most sought-after locales. Don't miss the chance to make this your own!



Nestled in the heart of Wadebridge 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 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.

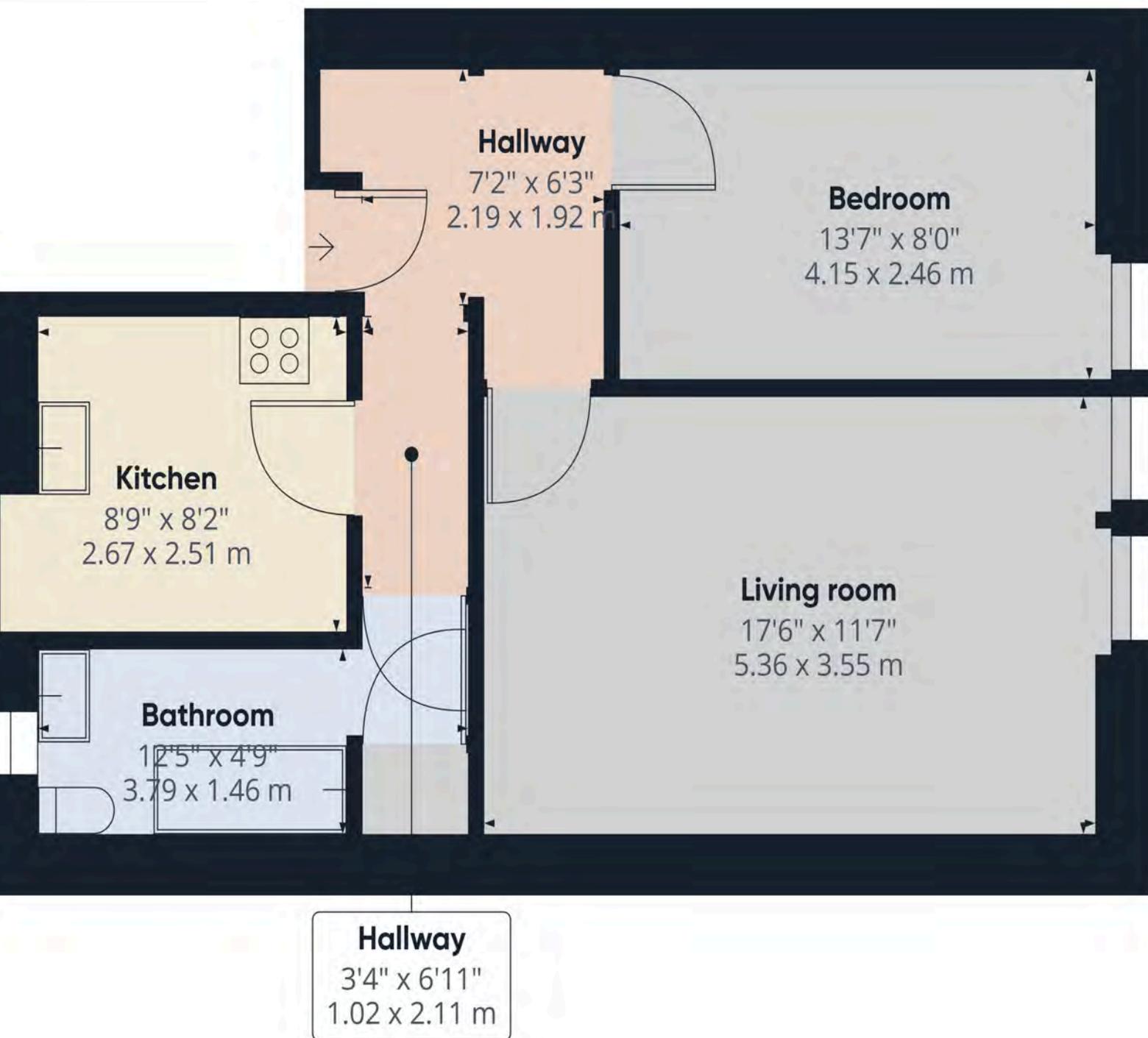
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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





### 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.