



Bond
Oxborough
Phillips

Changing Lifestyles

9 Treguddock Drive,
Wadebridge,
PL27 6BQ



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Offers in Excess of: - £350,000



Changing Lifestyles

01208 814055

9 Treguddock Drive, Wadebridge, PL27 6BQ



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

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Private Off-Road Parking
- Spacious Kitchen/Dining Area
- Garage Room Conversion
- Private Rear Garden
- Popular Town Location
- New Boiler with 10 Year Guarantee
- Potential to Revert back to a 3 Bedroom
- BBQ Area
- EPC - C
- Council Banding - C



Don't miss out on the incredible opportunity to purchase this stunning 2-bedroom home located within Treguddock Drive. This modern property comes complete with private parking, a beautiful garage conversion and future potential to add a 3rd bedroom.

As you enter this fantastic home, you'll be greeted by a welcoming hallway with a W/C and access to the spacious living area. The generous living room boasts plenty of room for all your furniture, while a double window lets in an abundance of natural light that further accentuates the modern vibe of this home. The well-appointed kitchen/dining area is located next, featuring double doors that lead out to the private rear garden, as well as access to the garage conversion, which offers plenty of possibilities for its use. The kitchen itself boasts a large 5-point gas hob and plenty of cupboard space for all your tableware and utensils.

Heading upstairs, you'll find two sizable double bedrooms, with the master boasting large built-in wardrobes and a private en suite that includes a shower, basin, and W/C. The master bedroom has been enlarged by removing a previously installed wall that separated it from a third bedroom. However, it would be an effortless task to reinstall the wall and revert the property back to three bedrooms. You'll also discover a well-proportioned family bathroom with a bath that has a shower unit, as well as a W/C and basin.

The exterior of this property is equally impressive, with private parking for two cars and plenty of roadside parking. To the rear, you'll find a spacious private garden that includes a large patio area that's perfect for entertaining on those warm summer evenings. A large shed completes the outdoor space, offering additional storage options. Don't hesitate to schedule a viewing and appreciate the beauty of this wonderful family home.



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

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.