



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

47 Egloshayle Road

Wadebridge

PL27 6AE



BRITISH  
PROPERTY  
AWARDS

2023

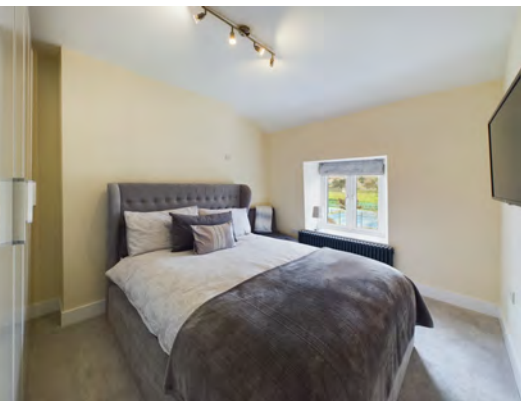


**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £230,000**



Changing Lifestyles

01208 814055

# 47 Egloshayle Road, Wadebridge, PL27 6AE

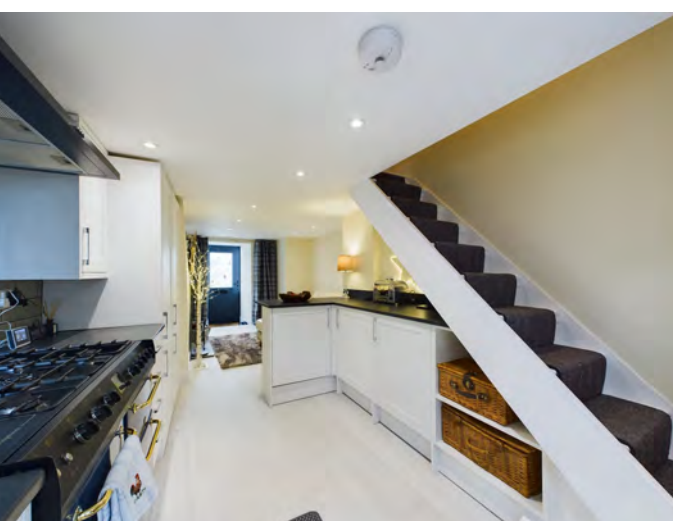


Set in the heart of Wadebridge a fabulous one bedroom home, with generous living space throughout..

- Impressive Modern Home
- Large Family Bathroom
- Stunning views over Wadebridge
- Spacious Kitchen/Living Area
- Double Bedroom
- Private Rear Garden
- Roadside Parking
- Popular Town Location
- Great First Time Buy
- EPC - D
- Council Banding - A



Bond Oxborough Phillips is thrilled to introduce a magnificent property located on Egloshayle Road in Wadebridge. This stunning home is situated on one of the town's most historic roads and boasts a high-end interior that has been recently renovated throughout. With a spacious double bedroom and an inviting open fireplace, this property is sure to charm any potential homeowner. Make sure to book a viewing today before it's too late!



Upon entering this lovely abode, visitors are welcomed into a beautiful open-plan kitchen and living area that is guaranteed to bring a smile to your face. The living area, which is the cosiest part of the house, is fitted with a mini bar and an open fireplace - imagine snuggling up by the fire on those cold winter evenings! The kitchen is equally impressive with its high-quality workspace, integrated fridge-freezer, double sink and large 5-point gas hob with hot plate. It is an ideal space for cooking and enjoying meals with family and friends.

As you make your way upstairs, you will discover a large family-sized bathroom with a bath, shower unit, and screen, a basin, and a storage cupboard. The property exudes a modern feel that is both fresh and airy, making it a truly inviting space to relax and unwind in. The first floor is also home to a spacious double bedroom that provides breathtaking views over the nearby tennis courts and park, highlighting the desirable location of this property.

Externally, the property boasts a rear garden, an outbuilding with great potential for renovation, and a front garden that is perfect for enjoying a morning coffee or a glass of wine of an evening. We highly recommend booking a viewing of this amazing 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.



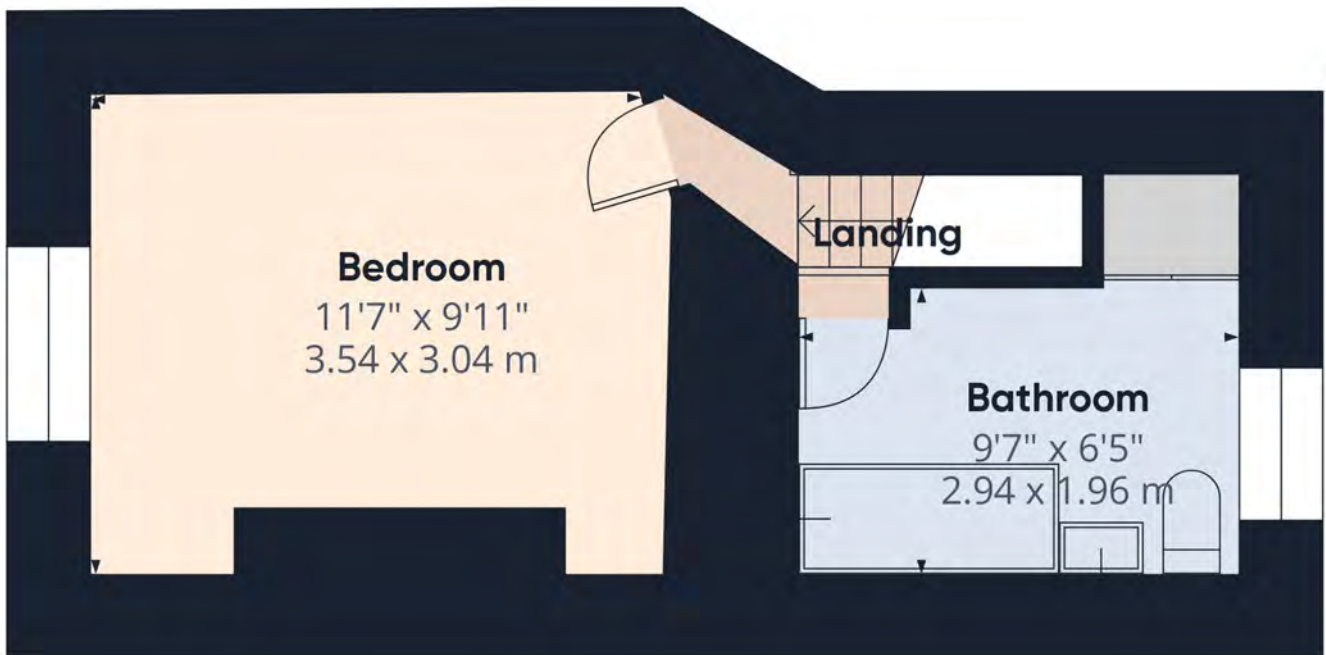
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

## 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.