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Oxborough
Phillips

Changing Lifestyles

31 Wellington Place

Wadebridge

PL27 7BQ



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £260,000



Changing Lifestyles

01208 814055

31 Wellington Place, Wadebridge, PL27 7BQ



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

- Impressive Home
- Family Bathroom
- Stunning views over Wadebridge
- Kitchen
- Practical Utility Room
- Private Rear Garden
- Roadside Parking
- Popular Town Location
- Open Plan Living & Dining Area
- EPC - D
- Council Banding - B



Welcome to this exceptional 3-bedroom semi-detached residence in the heart of Wellington Place. This rare property offers a unique blend of comfort, style, and panoramic views over the picturesque town of Wadebridge.

Upon entering, you are greeted by a large hallway providing a great space for outwear storage. Further through the property, the inviting open-plan dining and living space can be found, creating a seamless flow for both entertaining and everyday living. The well-designed layout ensures ample natural light, creating a warm and welcoming atmosphere. The living space is perfect for family gatherings or quiet evenings.

For added convenience, the property boasts a separate kitchen, utility room, and a downstairs w/c. The kitchen is not only functional but also provides a charming space for culinary creativity. The utility room offers practicality and additional storage, while the downstairs w/c adds to the convenience of daily living.



As you ascend the staircase, you'll discover two generously sized double bedrooms, providing comfortable retreats with ample closet space. The third bedroom, a cozy single, offers versatility for a home office or guest room. The well-appointed family bathroom features a complete suite, including a w/c, basin, and a bath with a shower unit.

One of the highlights of this property is the breathtaking view it affords over the Wadebridge Cricket Field. Imagine waking up to the tranquility and beauty of the surrounding landscape every day.

The outdoor spaces are equally impressive, with both front and rear gardens providing the perfect setting for outdoor activities or a quiet escape. The rear garden offers privacy and a lovely space for any lucky owners to enjoy.

In summary, this 3-bedroom semi-detached residence in Wellington Place, Wadebridge, is a rare gem offering a harmonious blend of modern living, scenic views, and practical design. Don't miss the opportunity to make this house your home! Contact us today to schedule a viewing and experience the allure of this unique property for yourself.

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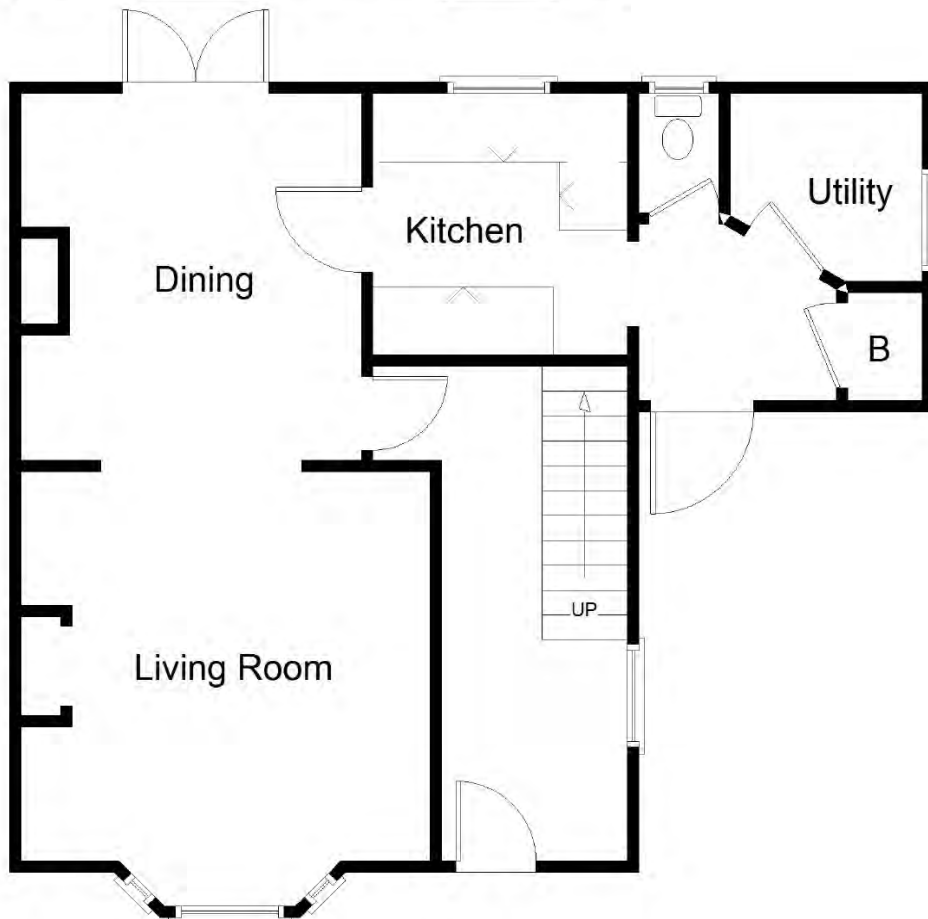
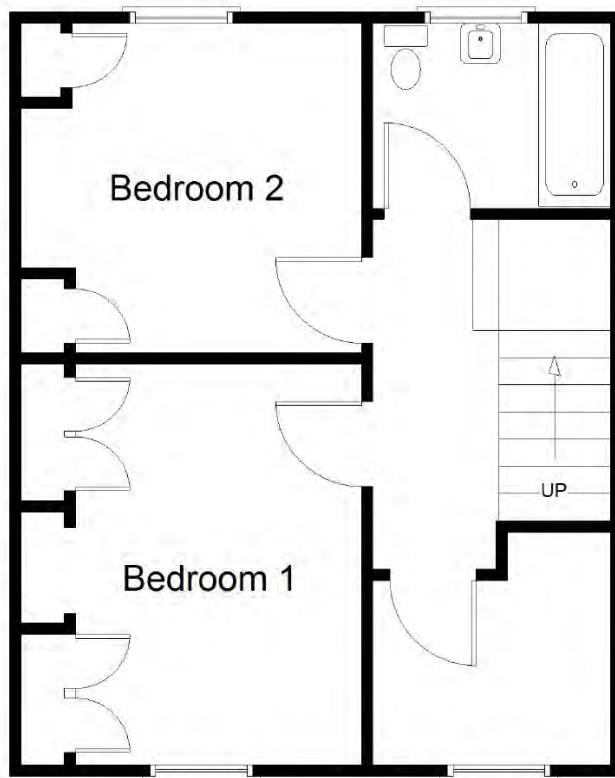
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really 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.

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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.