



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 4 Glencoe
Wadebridge
PL27 7LT



BRITISH
PROPERTY
AWARDS

2023

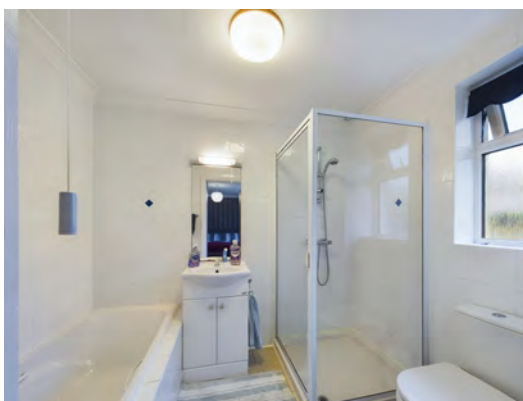
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Asking Price - £140,000



Changing Lifestyles

01208 814055

Flat 4 Glencoe, Glen Road, Wadebridge



This modern and well-maintained one-bedroom flat in Wadebridge presents a fantastic opportunity for...

- Impressive Modern Flat
- Open plan Kitchen/Living Area
- Flat Walks to the Town Centre
- Share Of The Freehold
- Chain Free
- Great Opportunity for First Time Buyers and Investors
- Off-Road Parking
- Built in Wardrobes
- Popular Town Location
- EPC - C
- Council Banding- A



This modern and well-maintained one-bedroom flat in Wadebridge presents a fantastic opportunity for first-time buyers, investors, or anyone seeking a comfortable residence in this popular town.

As you step into the flat, you'll be greeted by a welcoming open plan kitchen and living area, ideal for unwinding after a long day. The kitchen is well-equipped with ample cupboard space for all your utensils, plenty of worktop space for food preparation and plumbing facilities for a washing machine. The bedroom comes with built-in wardrobes, offering additional storage solutions, and a generously sized double-glazed window that lets in natural light. The apartment's spacious ensuite bathroom comes complete with a bath, walk-in shower, W/C and basin, rounding out the property's list of amenities.

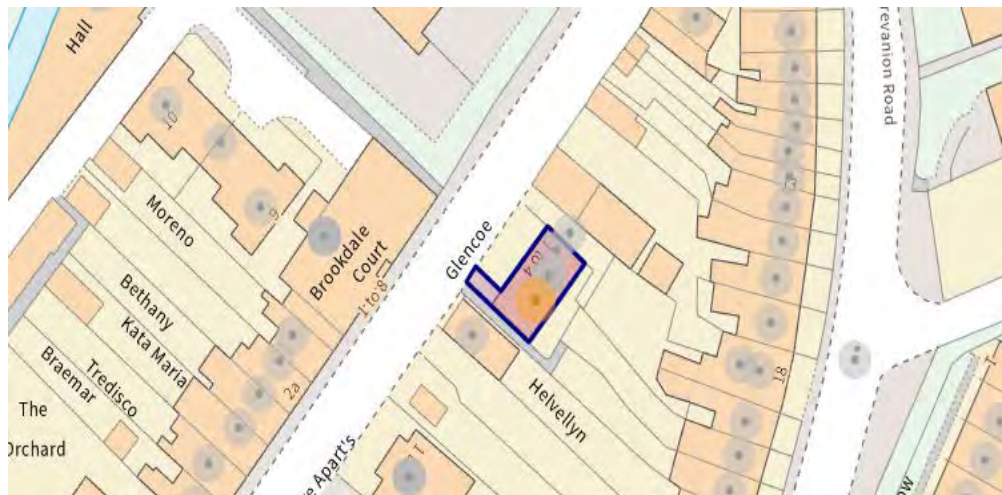


The flat includes a convenient parking space, ensuring hassle-free parking for residents. Its proximity to the town centre and local amenities adds to the appeal, providing easy access to shopping, dining, and other essential services. This strategic location enhances the overall convenience and lifestyle that the property affords.

Whether you're looking to take your first step onto the property ladder, make a sound investment, or enjoy the vibrant lifestyle of Wadebridge, this one-bedroom flat with a share of the freehold and a parking space offers a compelling opportunity. Don't miss the chance to own a well-kept and modern residence in this sought-after town.

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:





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.