



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Glencoe Terrace

Wadbridge

PL27 7BJ



BRITISH  
PROPERTY  
AWARDS

2023

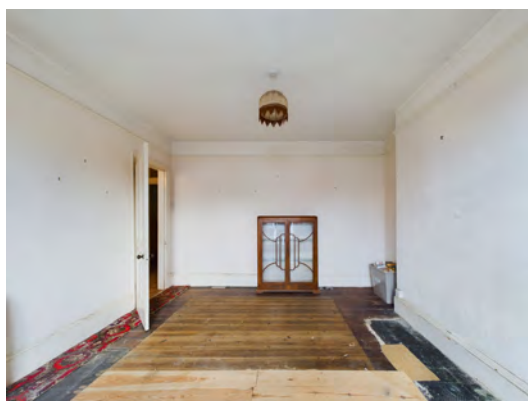


**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**OIEO - £300,000**



# 4 Glencoe Terrace, Wadebridge, PL27 7BJ



Transform This Town Gem: Your Dream Home Awaits Renovation.....

- Period Charm
- Renovation Project
- Town Center Location
- Front and Rear Gardens
- 2 Reception Rooms
- 4/5 Bedrooms
- Central Convenience
- Endless Potential
- EPC - F



Unlock the potential of this captivating 4/5 bedroom end-of-terrace period home, beckoning those with a passion for restoration and design. Ready for a full-scale renovation, the ground floor unveils a spacious living room, complemented by a flexible space for dining or a second living area. Continue towards the rear to discover a generously sized kitchen, complete with a pantry, utility room, and a convenient downstairs bathroom.

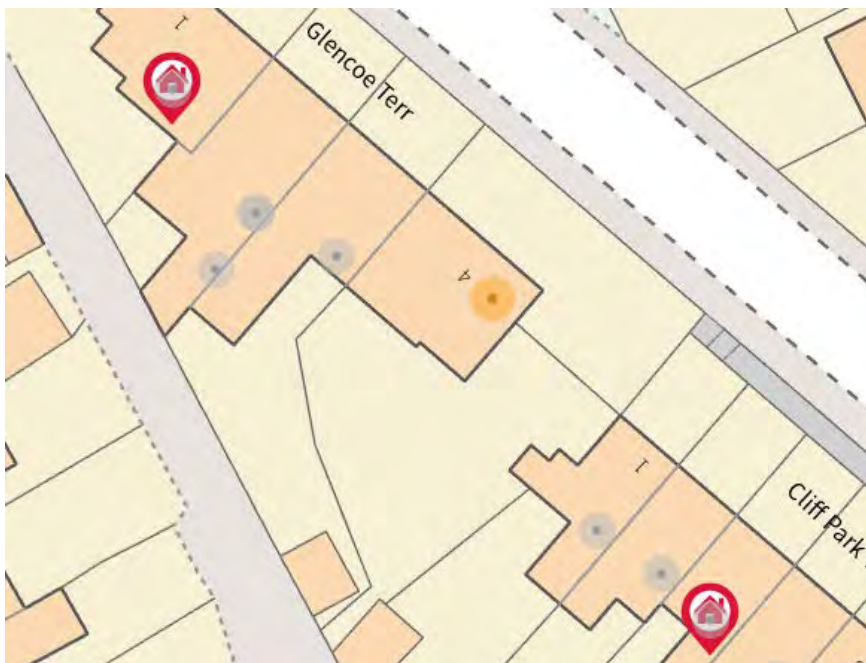


As you ascend to the first floor, encounter three double bedrooms and a single bedroom, accompanied by a well-appointed bathroom featuring a separate w.c. The journey doesn't end there; ascend to the second floor to find two further attic rooms or another bedroom offering stunning views of the cricket field and the picturesque Camel Estuary.

An extra layer of intrigue surrounds this property with an overage on the adjacent garden, hinting at future potential for planning permission. For more details on this exciting opportunity, contact the selling agent. This isn't just a home; it's a prospect waiting for those eager to bring their unique style and vision to life. Your dream project or forever home is poised for creation in this character-filled gem.

# Changing Lifestyles

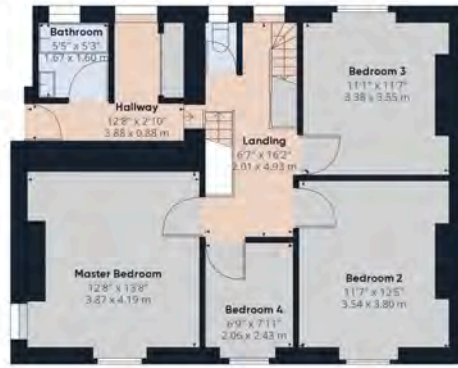
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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



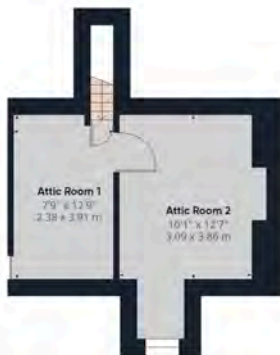
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1671.4 ft<sup>2</sup>

155.28 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## 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.