



Bond
Oxborough
Phillips

Changing Lifestyles

57 Oak View Road

Wadebridge

PL27 6FH



BRITISH
PROPERTY
AWARDS

2023

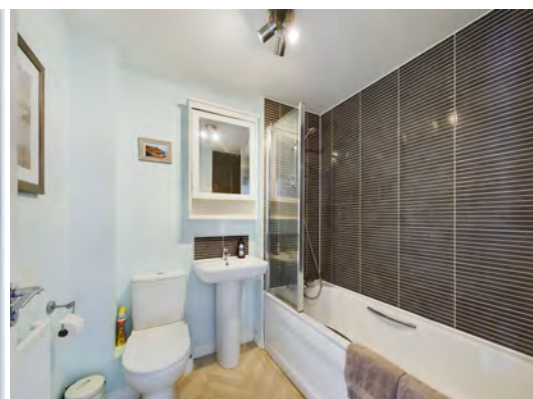
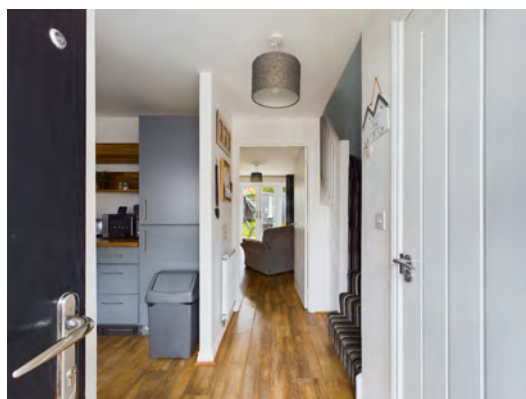


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £285,000



Changing Lifestyles

01208 814055

57 Oak View, Wadebridge, PL27 6FH



This enticing property presents a superb opportunity for a variety of potential buyers, catering to the needs of first-time homebuyers, investors, and those aspiring to reside in the sought-after town of Wadebridge.

- Impressive Semi Detached Modern Home
- Family Bathroom
- Sought After Area
- Modern Kitchen
- Two Double Bedrooms
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- EPC - B
- Council Banding- B



This enticing property presents a superb opportunity for a variety of potential buyers, catering to the needs of first-time homebuyers, investors, and those aspiring to reside in the sought-after town of Wadebridge. The contemporary design of the residence encompasses a thoughtfully designed kitchen, complete with modern fixtures and finishes. The ground floor features a spacious open-plan living and dining area, creating an inviting and versatile space for daily living and entertaining. Additionally, a conveniently located W/C on this level adds practicality to the layout.



Ascending to the first floor reveals two generously proportioned double bedrooms, providing ample space for comfort and relaxation. The family bathroom on this floor is well-appointed, offering both style and functionality. Beyond the interiors, the property extends its appeal with a well-maintained garden, providing an outdoor sanctuary for relaxation and recreation. Furthermore, the inclusion of off-road parking contributes to the practicality and convenience of the residence.

In summary, this property not only meets the essential criteria of a modern home but also exceeds expectations by combining functional spaces, aesthetic appeal, and outdoor amenities, making it an attractive proposition for a diverse range of potential buyers in the vibrant community of Wadebridge.

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.



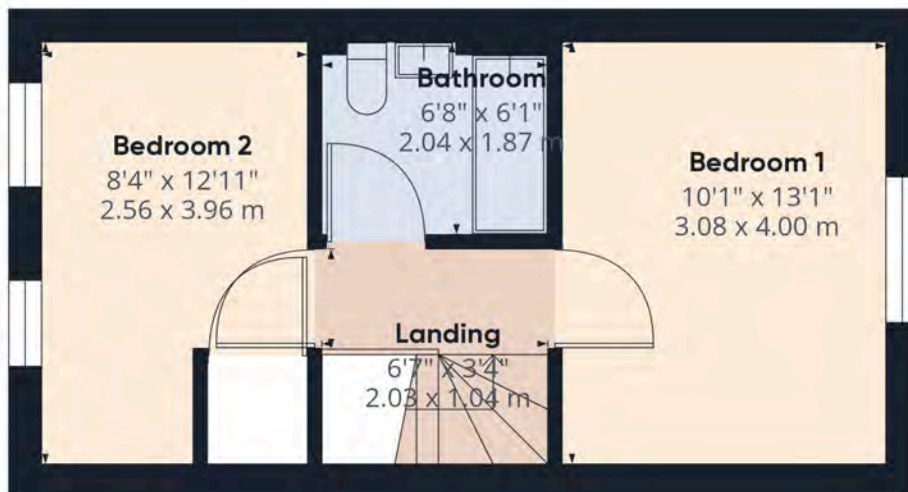
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

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.