



Bond
Oxborough
Phillips

Changing Lifestyles

4 Bureau Place
Wadebridge
PL27 6DD



BRITISH
PROPERTY
AWARDS

2023

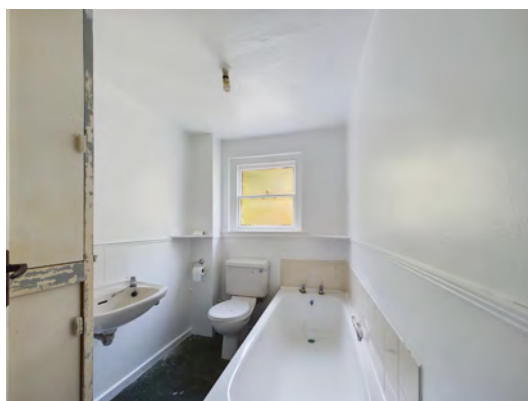


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £250,000



Changing Lifestyles

01208 814055

4 Bureau Place, Wadebridge



Nestled just a stone's throw away from the picturesque Camel Estuary in Wadebridge, this delightful two-bedroom terraced cottage presents an...

- Impressive Terraced Cottage
- Traditional Features
- Blank Canvas
- Practical Utility Room
- Private Rear Garden
- Exciting Opportunity for First Time Buyers
- Popular Town Location
- EPC - G
- Council Banding-A



Nestled just a stone's throw away from the picturesque Camel Estuary in Wadebridge, this delightful two-bedroom terraced cottage presents an enticing opportunity for those seeking a blank canvas to make their mark on a property.

Ideal for first-time buyers, small families, investors, or anyone drawn to the charm of Wadebridge, this residence beckons with its promise of potential. Step inside to discover a spacious living room adorned with a cosy fireplace, setting the scene for warm gatherings and relaxation.

Continuing through the property, you'll find a welcoming dining room and a well-appointed kitchen/utility area, each offering ample space for both practicality and comfort. Throughout the home, touches of character abound, adding to its undeniable charm and appeal.

Upstairs, two generously sized bedrooms await, providing comfortable sanctuaries for rest and rejuvenation. Completing the upper level is a family bathroom, ensuring convenience for daily routines.

Outside, a garden/patio area beckons, offering a tranquil retreat for basking in the sunshine or enjoying quality time with loved ones.

This property presents an exciting project opportunity, with the majority of the work focused on cosmetic enhancements. With its prime location and inherent potential, this charming cottage invites you to envision the possibilities and embark on a journey of transformation.

Don't miss the chance to make this your own slice of paradise in the sought-after town of Wadebridge. Contact us today to arrange a viewing and explore the endless possibilities that await within these walls.

Changing Lifestyles

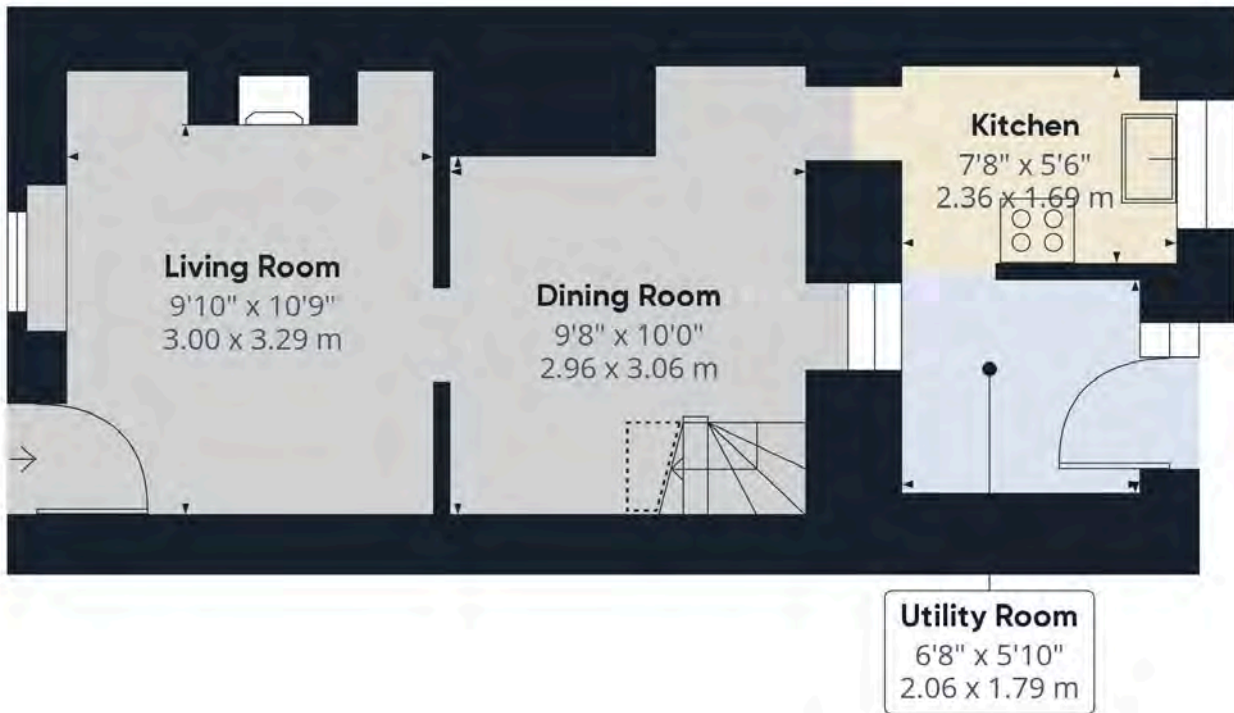
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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



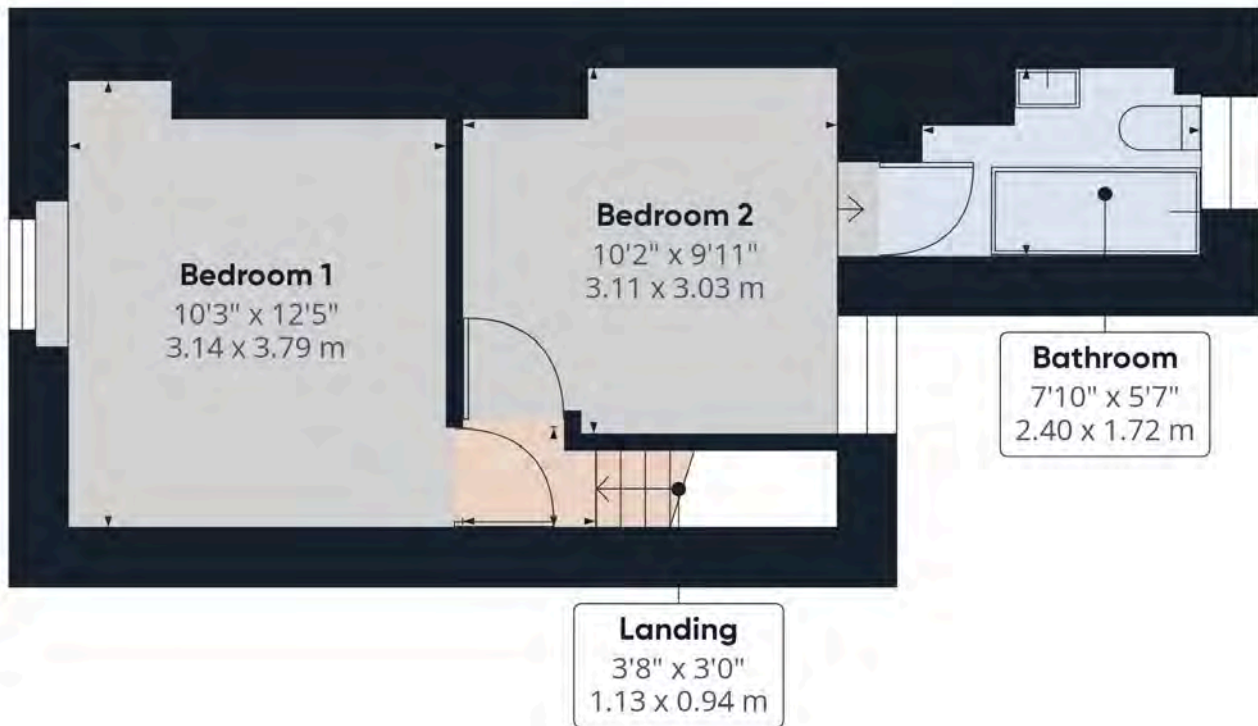
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.