



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

28 Fernleigh Crescent  
Wadebridge  
PL27 7JJ



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £250,000**



# 28 Fernleigh Crescent, Wadebridge



Introducing a Desirable Two-Bedroom End Terrace Property on Fernleigh Crescent.

- Impressive End Terrace Modern Home
- Stunning Views Over Wadebridge
- Contemporary Kitchen
- Great Opportunity For First Time Buyers
- Private Rear Garden
- Popular Town Location
- Council Banding-B
- EPC - TBC



Nestled within the sought-after locale of Fernleigh Crescent, this charming two-bedroom end terrace property presents an exceptional opportunity for a variety of buyers, including first-time buyers, small families, downsizers, and those seeking the idyllic lifestyle offered by the vibrant town of Wadebridge. This highly individual home enjoys truly magnificent views of the River Camel, looking towards Egloshayle village and church and hills beyond.

The house is a split level property over three levels, this residence offers a versatile layout designed for modern living. The lower level comprises two bedrooms, providing comfortable retreats for rest and relaxation. Furthermore this level offers a spacious storage area which sits directly below the bathroom, making use of all the space on the bottom floor and additionally there is access to the garden.

Ascend to the middle level to discover a spacious living room, perfect for gatherings and everyday living, along with a contemporary bathroom offering both style and functionality. There is also access from the living room to the properties balcony which is the perfect space to take advantage of stunning views of the camel estuary, egloshayle church and beyond.



Continuing upward, the third floor unveils a well-equipped kitchen above the living area on mezzanine floor level, where culinary enthusiasts can indulge their passion for cooking amidst a bright and inviting space. Vaulted ceilings add to the allure creating as bright and airy feel throughout the property.

Outside, the property boasts communal residence parking, ensuring convenience for residents, along with picturesque views that add to the allure of the surroundings. Additionally, a well-proportioned garden provides the perfect setting for outdoor enjoyment and relaxation.

With its prime location, versatile layout, and array of desirable features including understair storage, this property embodies the essence of comfortable and convenient living in the heart of Wadebridge. Don't miss the opportunity to make this your own slice of paradise in this highly coveted community.

# 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:



**Hallway**  
4'5" x 5'7"  
1.37 x 1.71 m



Floor -1

**Landing**  
4'9" x 6'2"  
1.47 x 1.88 m



Floor 0

**Kitchen**  
7'0" x 13'6"  
2.14 x 4.13 m



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.