



Bond
Oxborough
Phillips

Changing Lifestyles

18 Bethan Drive
Wadebridge
PL27 7RW



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £283,000



Changing Lifestyles

01208 814055

18 Bethan Drive, Wadebridge



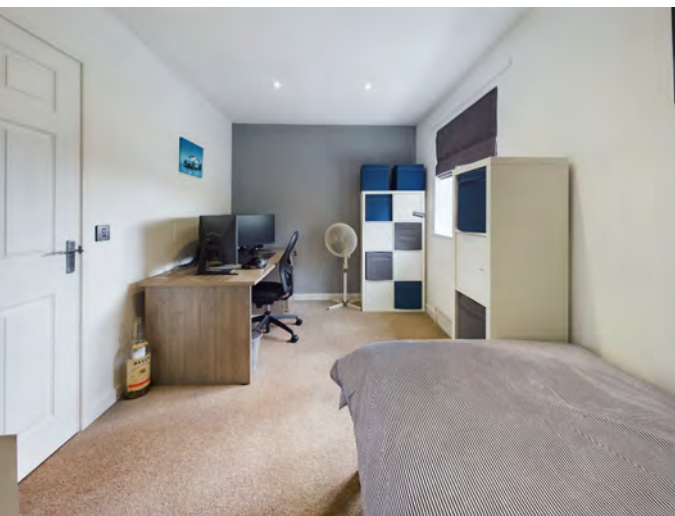
Welcome to this beautifully presented two-bedroom semi-detached home, situated on a desirable corner plot in the ever-popular town of Wadebridge, on Bethan Drive.

- Impressive Semi Detached Modern Home
- Family Bathroom & Downstairs W/C
- Spacious Kitchen
- Underfloor Heating
- High Spec Throughout
- Private Rear Garden and Patio
- Off-Road Parking
- Popular Town Location
- EPC - C
- Council Banding- B



Welcome to this beautifully presented two-bedroom semi-detached home, situated on a desirable corner plot in the ever-popular town of Wadebridge, on Bethan Drive. Finished to an exceptional standard throughout, this property offers a fantastic opportunity for first-time buyers, downsizers, or anyone looking to enjoy a comfortable lifestyle in this charming location.

As you step inside, you are greeted by a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation and entertaining. The contemporary kitchen/diner is thoughtfully designed with modern fittings and ample space for dining, making it the heart of the home. A convenient W/C on the ground floor adds to the practicality of the layout.



Upstairs, you will find two well-proportioned bedrooms, each offering a peaceful retreat with plenty of natural light. The modern family bathroom is elegantly finished, providing a touch of luxury to your daily routine.

Outside, the property continues to impress with a stunning patio and garden area, ideal for al fresco dining and enjoying the outdoors. Additional features include parking and solar panels, adding to the home's appeal and energy efficiency.

The property is just a short walk from St Breock primary school and the thriving town centre. The properties kitchen and bathroom boast underfloor heating adding to the convenience of daily living.

Don't miss the chance to make this exceptional property your new home in Wadebridge. With its high-quality finish, prime location, and modern amenities, it truly is a must-see.

Changing Lifestyles

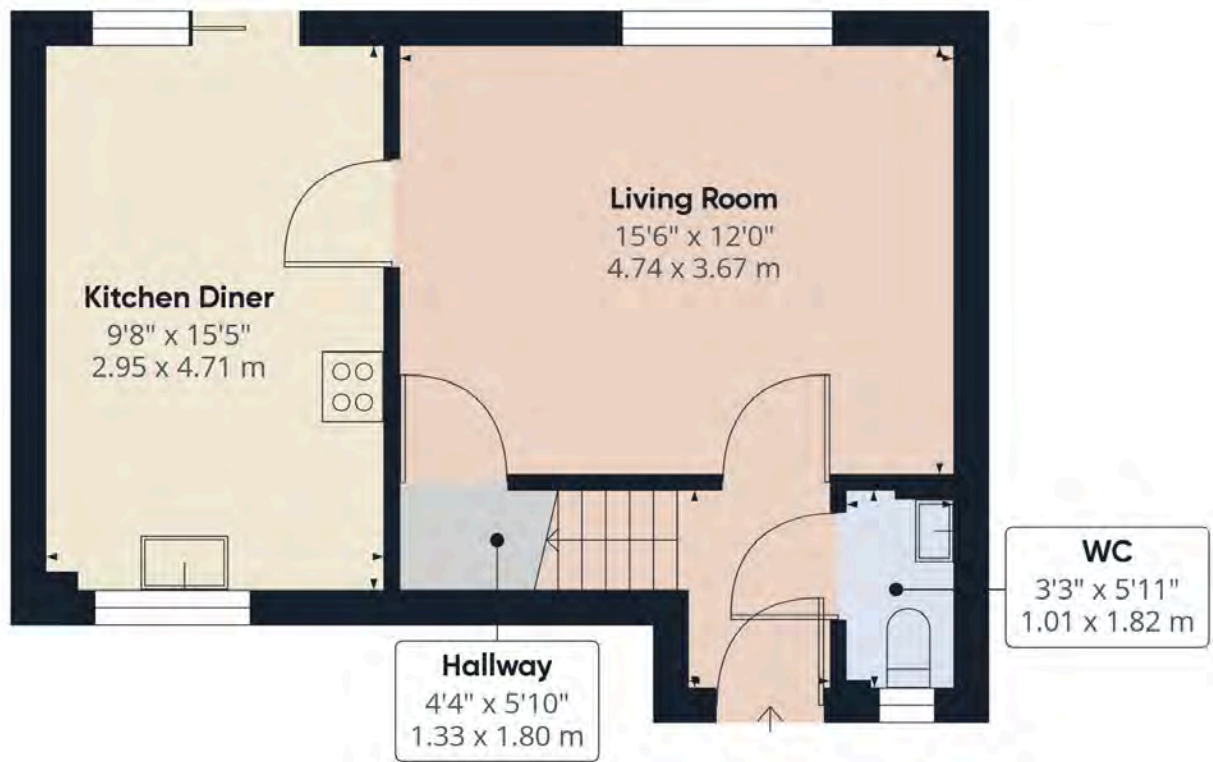
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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



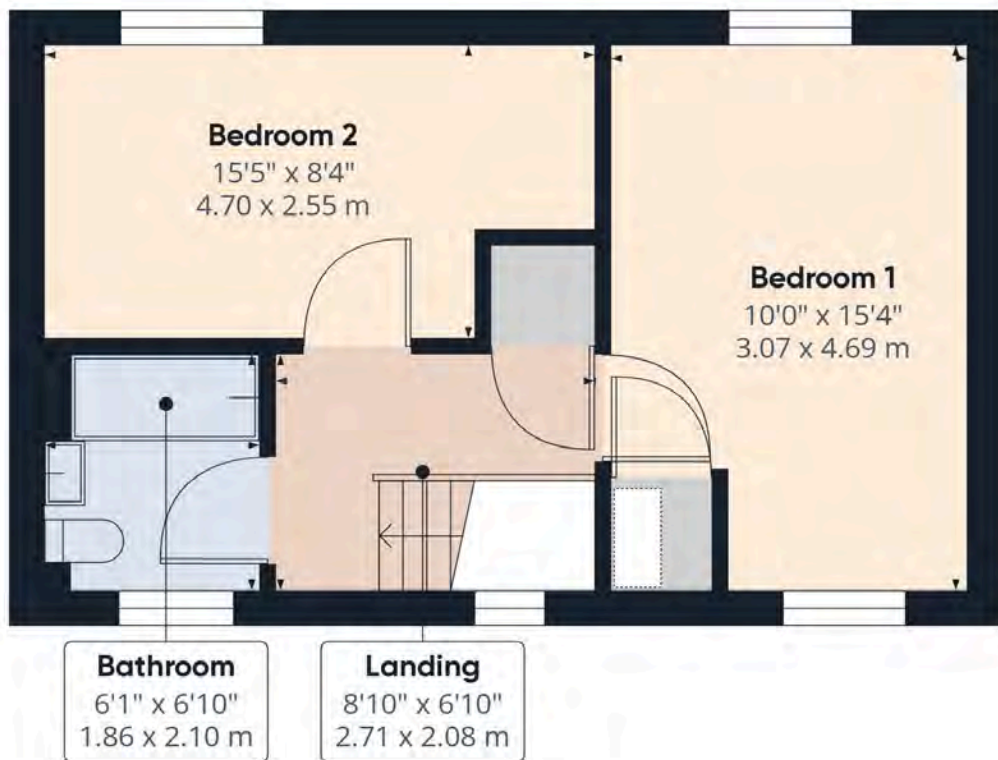
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.