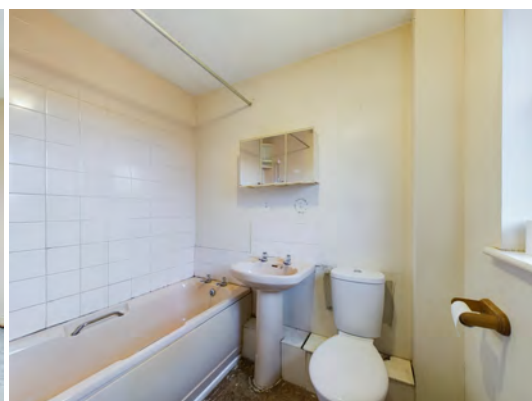
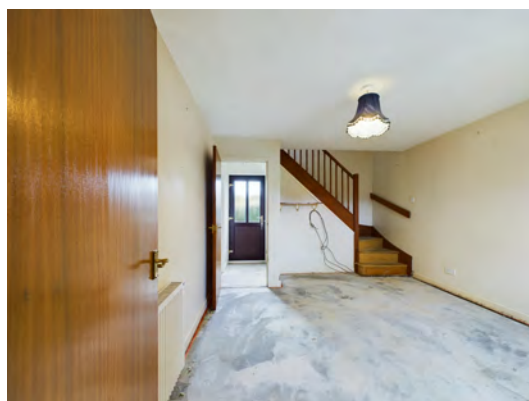


3 Cliff End Park
Wadebridge
PL27 6UR



Guide Price - £240,000



3 Cliff End Park, Wadebridge, PL27 6UR



Set in the heart of Wadebridge sits a fabulous two bedroom end terraced home, with generous living space throughout..

- Impressive end Terraced Home
- Family Bathroom
- Kitchen/Diner set up
- Spacious Living Room
- Practical Entrance Porch
- Private Rear Garden
- Off-Road Parking
- Popular Town Location
- Council Banding - B
- EPC - tbc



Nestled in one of Wadebridge's most sought-after areas, 3 Cliff End Park is a charming two-bedroom, end-terraced home that offers a fantastic opportunity for those looking to create their ideal living space.

On the ground floor, a welcoming porch entrance opens into a spacious living area, providing plenty of room for large furnishings and family gatherings. Beyond the living space is the well-sized kitchen/diner, which offers flexibility for various configurations and the perfect space for casual dining or entertaining.

Upstairs, two comfortable bedrooms await, complemented by a hallway storage cupboard for added convenience. The family bathroom features a bath, basin, and W/C, providing all essential amenities.

Externally, the property benefits from a private garden ideal for outdoor entertaining, complete with a handy shed for additional storage needs. Off-street parking for multiple vehicles is also available, enhancing the overall convenience of the home.



With its desirable location and potential for personalization, 3 Cliff End Park is an excellent starter renovation project. Early viewings are highly recommended to fully appreciate what this home has to offer.

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.



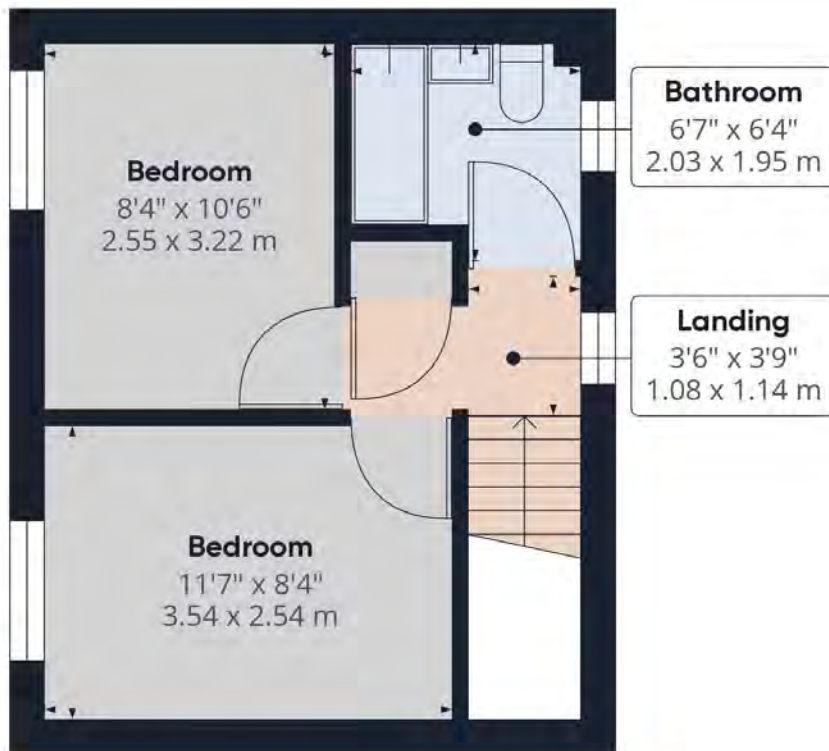
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.