



Bond
Oxborough
Phillips

Changing Lifestyles

41 Trevarner Meadow

Wadebridge

PL27 6GF



BRITISH
PROPERTY
AWARDS

2023

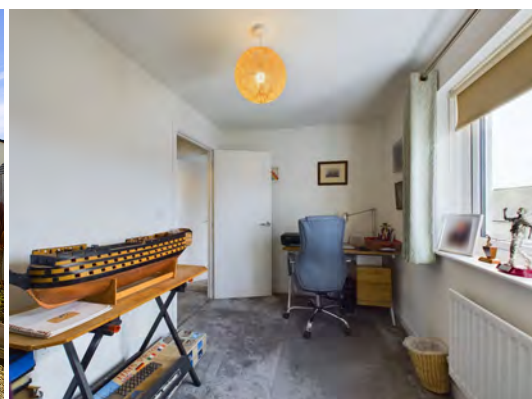


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £400,000



41 Trevarner Meadow, Wadebridge



Welcome to 41 Trevarner Meadow, a beautifully presented four-bedroom detached home situated in the sought-after town of Wadebridge.

- Impressive Detached Modern Home
- Four Double Bedrooms
- Family Bathroom & Master En-Suit
- Spacious Kitchen
- Private Rear Garden
- Off-Road Parking and Garage
- Popular Town Location
- EPC - B
- Council Banding- D



Welcome to 41 Trevarner Meadow, a beautifully presented four-bedroom detached home situated in the sought-after town of Wadebridge. This spacious and modern property offers a fantastic opportunity for families, up-sizers, or anyone looking to enjoy the charm of this popular Cornish town.

Upon entering the property, you are greeted by a welcoming entrance hall that leads to a generous living room, perfect for relaxing or entertaining. The heart of the home is the stylish open-plan kitchen and dining area, ideal for family meals and social gatherings. A convenient ground floor WC completes the layout.



Upstairs, you'll find four well-proportioned double bedrooms. The master bedroom benefits from a contemporary en-suite, while the remaining bedrooms share a modern family bathroom, ensuring comfort and convenience for all.

Outside, the property boasts a large garden, offering plenty of space for outdoor activities or potential landscaping projects. There is also a single garage and off-road parking, providing ample room for vehicles and storage.

Located in the vibrant town of Wadebridge, with its excellent local amenities, schools, and easy access to Cornwall's stunning coastline, this property offers a perfect blend of space, style, and convenience. Don't miss the chance to make 41 Trevarner Meadow your new home!

Changing Lifestyles

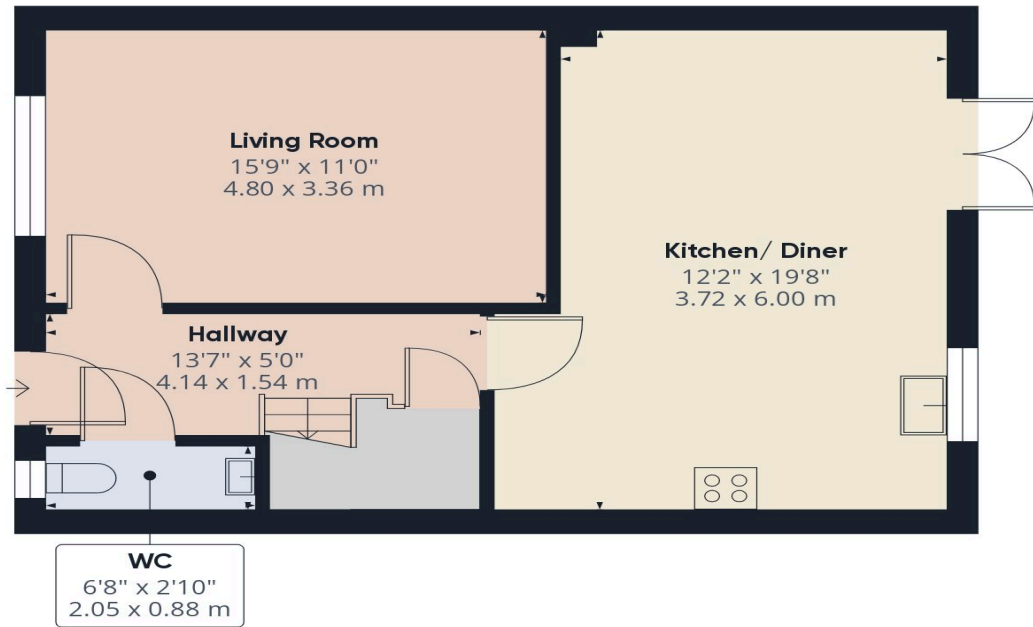
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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



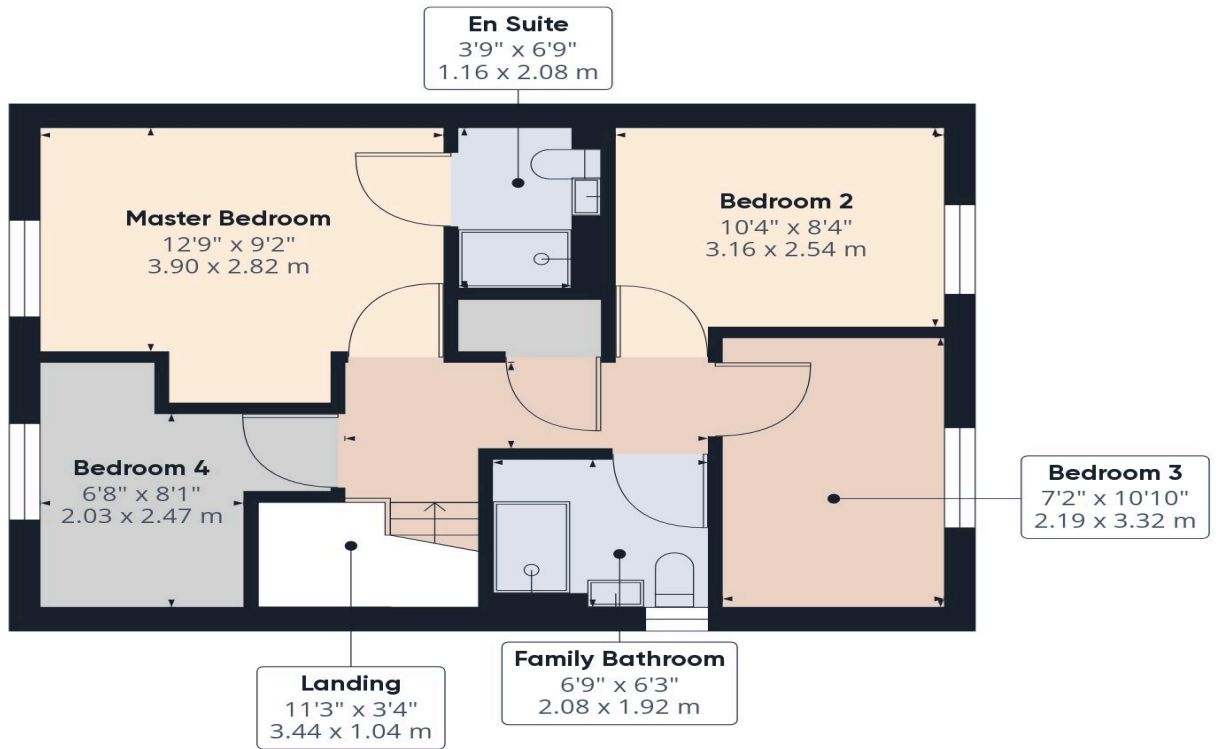
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 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.