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Changing Lifestyles

26 Kay Gardens

Wadebridge

PL27 6AX



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £300,000



Changing Lifestyles

01208 814055

26 Kay Gardens, Wadebridge, PL27 6AX



Tucked away in the famous town of Wadebridge sits a three bedroom semi-detached home, with generous living space throughout.

- Impressive Semi-detached Home
- Kitchen Extension!
- Single Integral Garage
- 3 Bedrooms
- Private Rear Garden
- Off-Road Parking
- Great Future Potential!
- Popular Town Location
- Council Banding - B
- EPC - tbc



26 Kay Gardens is a delightful three-bedroom semi-detached property that offers comfortable living with plenty of potential for modernisation and expansion. This charming home is ideal for families or anyone looking to create their dream space in a popular location.

Upon entering the property, you are welcomed by a bright and inviting hallway that leads directly into the spacious living room. With a large double window flooding the space with natural light, this room offers plenty of space for furnishings, making it perfect for relaxing or entertaining guests.

Adjoining the living room is a versatile dining area. Previously a kitchen/diner, this space has been extended to provide ample room for a large dining table, creating an ideal setting for family meals or social gatherings. The extended kitchen is well-equipped with plenty of worktop space for culinary activities. A rear porch adjacent to the kitchen provides convenient access to the integral garage and offers future potential for further open-plan living, subject to the necessary permissions.

The integral garage is of good size and features a small downstairs W/C, adding to the property's convenience. Moving upstairs, the home boasts three well-proportioned bedrooms, one of which is currently utilised as a study, showcasing the flexibility of the space. A family bathroom completes the first floor, providing all the essentials for modern living.

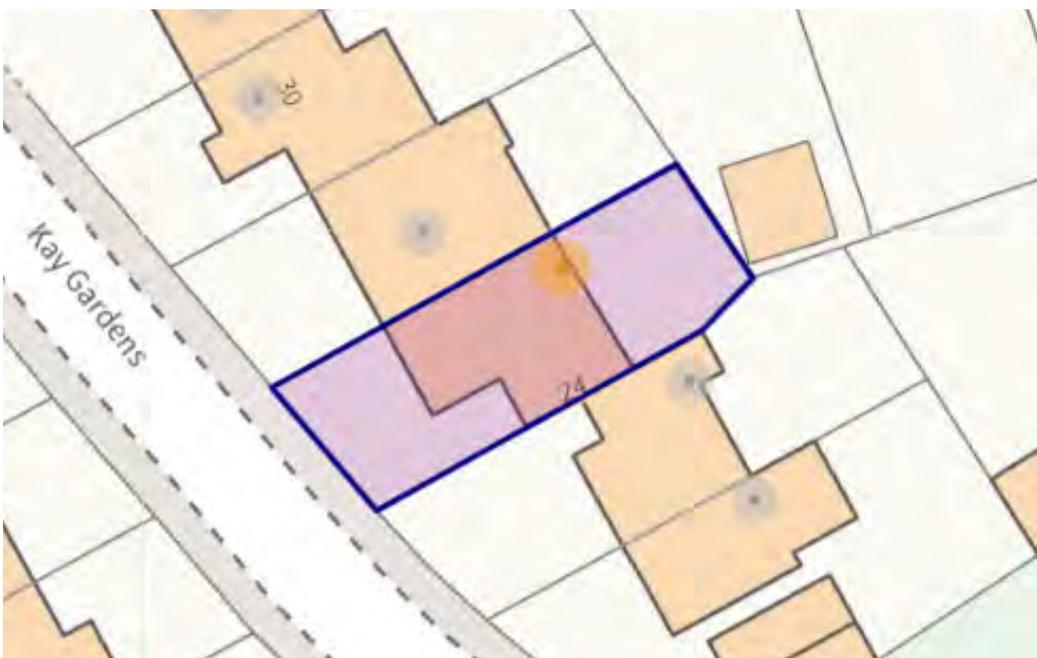
Externally, 26 Kay Gardens offers a private front garden with off-road parking for multiple vehicles, as well as easy access to the garage. The rear of the property features a generous, private garden – an ideal space for outdoor entertaining or gardening enthusiasts.

Overall, this property presents a wonderful opportunity to create a bespoke home with plenty of potential for further development. A viewing is highly recommended to truly 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.

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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.

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