



Bond
Oxborough
Phillips

Changing Lifestyles

126 West Park
Wadebridge
PL27 6AS



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Offers Over - £255,000



Changing Lifestyles

01208 814055

126 West Park, Wadebridge, PL27 6AS



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

- Impressive Terraced Modern Home
- Family Bathroom
- Stunning views
- Spacious Kitchen & Dining Room
- Private Rear Garden
- Popular Town Location
- Great First Time Buyer/Investment
- Raised Front Garden
- Council Banding - A
- EPC - D



Welcome to 126 West Park, a delightful property offering a blend of comfort, modern living, and picturesque surroundings, ideal for family life or those seeking a serene Cornish retreat.

Upon entry, you are greeted by a practical hallway, perfect for storing shoes and outerwear, creating a welcoming transition from the outdoors. The cosy living room invites relaxation, featuring a charming wood burner and a double window that floods the space with natural light while providing stunning views of Egloshayle Church and the tranquil Camel Estuary.

Moving further into the home, the open-plan kitchen and dining area—recently extended—serves as a fantastic social space. The kitchen is well-appointed with modern appliances and ample workspace, while the dining extension offers a dedicated area to enjoy meals with family and friends. With direct access to the private rear garden, the layout encourages alfresco dining and outdoor enjoyment.

Upstairs, the property boasts two generously sized double bedrooms and a single bedroom. The master bedroom showcases the same captivating views of the estuary and church, with ample space for furnishings. Completing the interior is a modern family bathroom, featuring a bath with shower unit, basin, and W/C.

Externally, the home makes the most of its enviable setting. A raised front garden offers the perfect vantage point to appreciate the stunning views, while the private rear garden with its patio area provides a great spot to enjoy the Cornish weather.

A viewing is highly recommended to fully appreciate all this charming property 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.



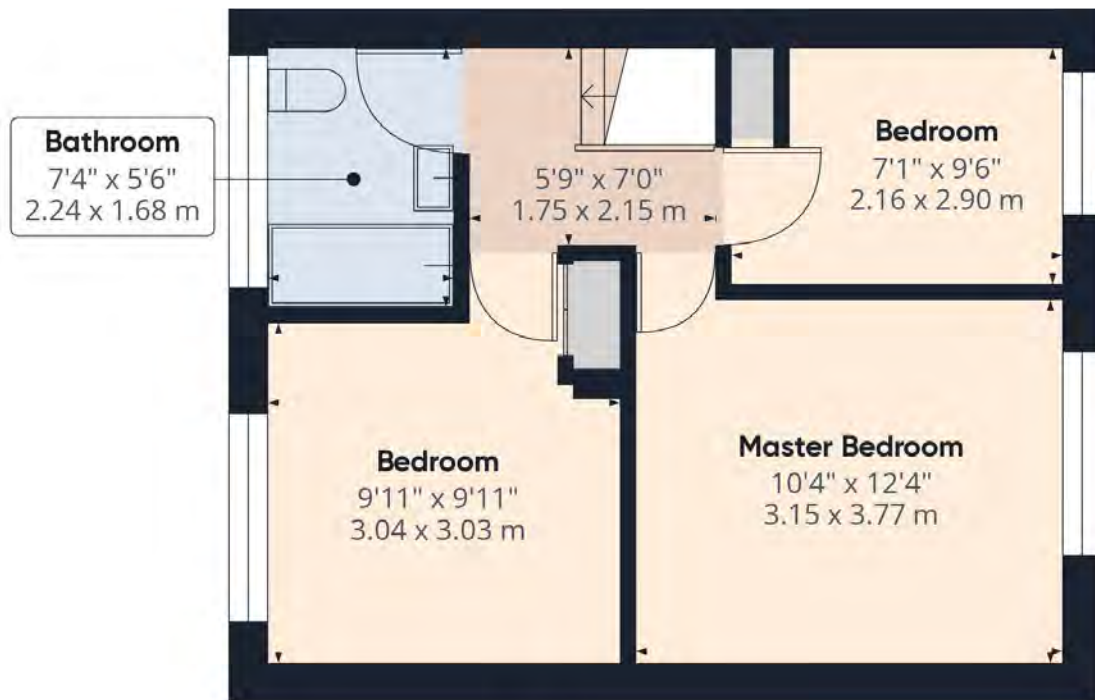
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.