



Bond
Oxborough
Phillips

Changing Lifestyles

14 Branksome Drive

Wadebridge

PL27 6AZ



BRITISH
PROPERTY
AWARDS

2023

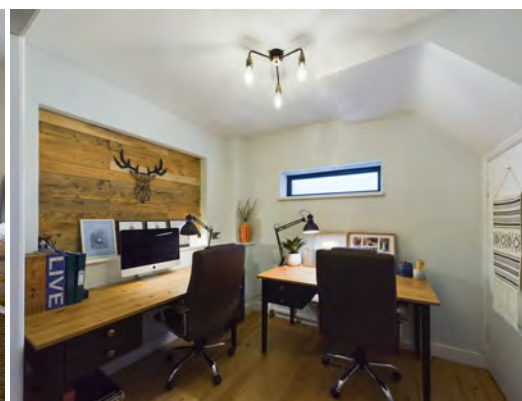
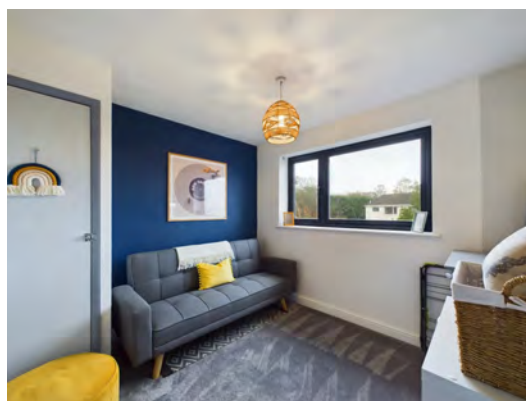


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £340,000



Changing Lifestyles

01208 814055

14 Branksome Drive, Wadebridge



An exceptional opportunity to acquire an immaculate three-bedroom semi-detached home, located in the highly sought-after town of Wadebridge.

- Impressive Semi Detached Modern Home
- Three bedrooms
- Family Bathroom
- Modern Kitchen
- Private Rear Garden
- Off-Road Parking and Garage
- Close to Schools and Amenities
- Popular Town Location
- EPC - D
- Council Banding- B



An exceptional opportunity to acquire an immaculate three-bedroom semi-detached home, located in the highly sought-after town of Wadebridge. Having been thoughtfully renovated inside and out, this property is perfectly suited for first-time buyers, families, or anyone looking to settle in this vibrant community.

The ground floor offers a well-proportioned living room, complete with a cosy home office space, and a contemporary kitchen/diner that seamlessly opens onto the rear garden—ideal for both everyday living and entertaining.

Upstairs, you'll find two spacious double bedrooms, a comfortable single bedroom, and a stylishly appointed family bathroom. The home has been tastefully designed throughout, ensuring it is move-in ready for its new owners.



Outside, the property benefits from private parking, a garage, and generous front and rear gardens, perfect for families and garden enthusiasts alike. Conveniently situated close to local schools and amenities, 14 Branksome Drive provides a blend of modern comfort and practicality in a fantastic location.

Don't miss out on this beautifully finished home—contact us today to arrange a viewing!

Changing Lifestyles

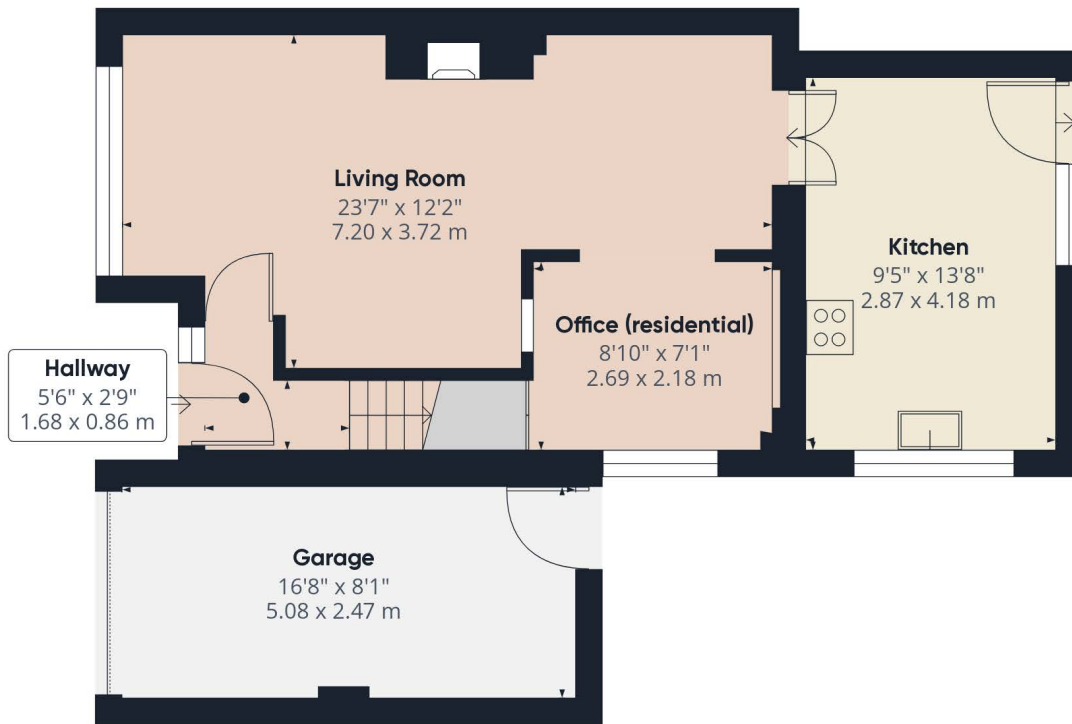
Wadebridge town is only a short walk away with its pedestrianised centre, where you can find a cinema, a range of national retailers and local independent shops as well as a selection of cafés, pubs and restaurants. With Tesco and a 24 hour M&S Wadebridge situated at the top of West-Hill Wadebridge really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



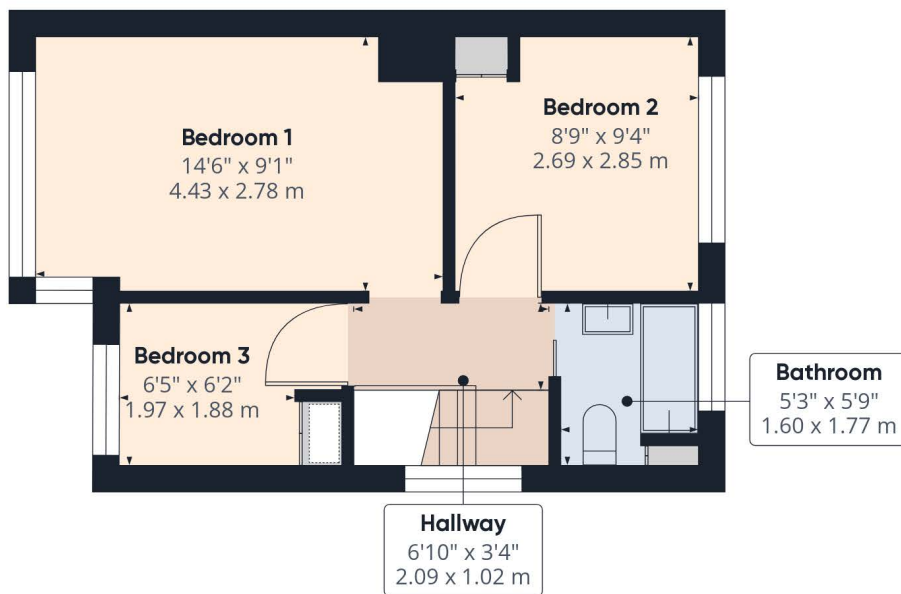
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

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.