



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 St Matthews Hill

Wadebridge

PL27 6DX



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Offers in Excess of - £400,000**



Changing Lifestyles

01208 814055

# 2 St Matthews Hill, Wadebridge



Charming Three-Bedroom Detached Bungalow on St Matthews Hill, Wadebridge.

- Impressive Detached Bungalow
- Three Bedrooms
- Family Bathroom and Seperate WC
- Spacious Kitchen
- Practical Utility Room
- Well Maintained Front and Rear Gardens
- Off-Road Parking and Garage
- Popular Town Location
- EPC - D
- Council Banding- D



Nestled on the sought-after St Matthews Hill, this delightful three-bedroom detached bungalow offers a fantastic opportunity to create your dream home in the ever-popular town of Wadebridge. With its spacious layout, well-maintained gardens, and prime location, this property is perfectly suited to families, downsizers, or anyone looking to enjoy the charm and convenience of this vibrant Cornish town.

The accommodation includes three well-proportioned bedrooms, a family bathroom, and a separate WC, providing practical living space. The spacious living room is ideal for relaxation or entertaining, while the kitchen and adjoining utility room add functionality and convenience to everyday living.



Outside, the property boasts a beautifully kept front and rear garden, perfect for those with a green thumb or anyone seeking a tranquil outdoor retreat. The single garage and driveway provide ample parking and storage solutions.

While the property has been well maintained and is perfectly liveable, it offers an excellent opportunity for modernisation. This is your chance to bring your vision to life and truly make this home your own.

Located in a desirable area within walking distance of Wadebridge's amenities, schools, and stunning countryside, this bungalow presents a rare opportunity not to be missed.

Don't miss the chance to secure this fantastic property – 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:





## 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.