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Oxborough
Phillips

Changing Lifestyles

8 Town Quay

Wadebridge

PL27 7AU



BRITISH
PROPERTY
AWARDS

2023

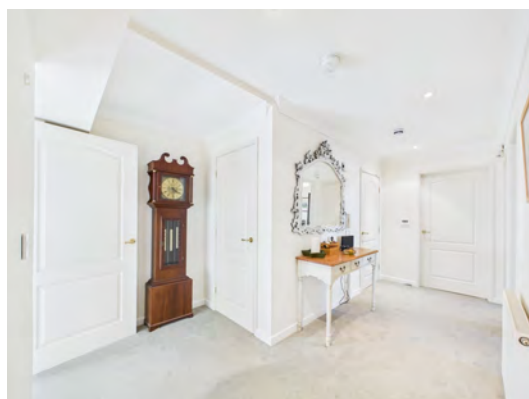


GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £440,000



Changing Lifestyles

01208 814055

8 Town Quay, Wadebridge, PL27 7AU



Set in the heart of Wadebridge a fabulous two bedroom estuary facing apartment, with generous living space throughout..

- Impressive Estuary Facing Apartment
- Family Bathroom & Master En-Suite
- Stunning views over the River Camel
- Spacious Kitchen/Dining Room
- Practical Utility Space
- Private Balcony & Court Yard
- Off-Road Private Parking Space
- Popular Town Location
- Chain Free!
- Council Banding - D
- EPC - D



This fabulous 2-bedroom apartment, located in the heart of Wadebridge, offers a rare opportunity to enjoy stunning estuary views and a lifestyle of convenience.

Overlooking the Camel River and the iconic Old Bridge, this property is perfect for those who enjoy both modern living and the beauty of the Cornish countryside.

Upon entry, you're welcomed into a practical porch space—ideal for removing outerwear. The spacious hallway provides excellent flow to the rest of the apartment, ensuring that all rooms are easily accessible.

The well-sized living room is perfect for relaxing, offering plenty of space for furnishings. From here, you can step out onto your private estuary-facing balcony, where you can enjoy the tranquil views of the Camel River and the historic Old Bridge. Adjacent to the living room, and also connected to the balcony, is the master bedroom, which boasts those same stunning river views. This room is complemented by a private en suite, adding a touch of luxury to your daily routine.

A second double bedroom provides ample space for family, friends, or guests, or could easily function as a private study, snug, or playroom—adding great versatility to the apartment. The bright and airy kitchen/dining room can be found to the right of the apartment, complete with modern appliances, good worktop space, and room for a dining table.

The kitchen also provides access to a private, west-facing front courtyard, the perfect spot for alfresco dining or soaking up the evening sun.

The apartment benefits from gated private parking for one car, as well as external rubbish storage for added convenience. Located just a short walk from Wadebridge town centre, you'll also have direct access to picturesque walks along the estuary, making this an ideal location for those who appreciate both town and nature.

This is a fantastic and rarely available apartment—book your viewing today to avoid missing out!



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.