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Wadebridge, PL27 6AG

Charming terraced cottage with an abundance of original features and short distance from the amenities of town.

Wadebridge Town Centre 0.7 miles North Cornish Coast 7.7 miles Bodmin 7.4 miles

• 2 Bedrooms • Sitting Room/Dining Room • Kitchen • Bathroom • River Views •
Patio • Off-Lying Garden • Close To Amenities •

Guide price £250,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

The property is located on the outskirts of the town of Wadebridge in the hugely sought after area of Egloshayle village in sight of its parish church. Wadebridge itself sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports and social clubs and access to the ever popular Camel cycle trail. The property is perfectly located to access the magnificent North Cornish coast. Within 8 miles of the property are the popular sandy surfing beaches of Polzeath and Daymer Bay, whilst the water sports haven of Rock has long stretches of sandy beaches on the shores of the beautiful Camel estuary. Nearby Padstow and Port Isaac are renowned harbour villages with a number of fine restaurants including Rick Stein's Seafood Restaurant and Nathan Outlaw's Fish Kitchen. To the east is the splendour of Bodmin Moor, designated an Area of Outstanding Natural Beauty, and a haven for walkers and nature lovers alike. Mainline rail services can be accessed at Bodmin Parkway connecting with London Paddington via

Plymouth, whilst Newquay airport provides a number of scheduled flights to both international and domestic destinations. Access to the A30 can be gained at Bodmin linking the cathedral cities of Truro and Exeter. At Exeter there is a superb range of shopping facilities including department stores, mainline railway station serving London Paddington and the Midlands, access to the M5 motorway network and well respected Exeter international airport.

DESCRIPTION

This pretty two bedroom terraced cottage has the benefit of uninterrupted views of the River Camel and is ideally located, a flat level walk into the town of Wadebridge. The accommodation is clearly illustrated on the floorplan overleaf and briefly comprises; a wooden front door leading to the sitting room and dining room, the sitting room has an open fire and double glazed window to the front garden with views to the River Camel. Beyond the dining room is the kitchen comprising of a range of base and eye level units with a roll top



worksurface with tiled splashback. There is an electric oven including integrated gas hob with extractor above, space and plumbing for a washing machine and ample storage. The ground floor benefits from oak hard wood floors throughout. Off the kitchen is access to the downstairs bathroom with a panel enclosed bath with electric immersion shower above, wash hand basin, low flush WC and heated towel rail. Stairs lead to the first floor with access to two double bedrooms. Bedroom one has uninterrupted views across the river and bedroom two has a large built in wardrobe, both have pitch pine stripped wide floorboards.

OUTSIDE

To the front of the property is a pretty low maintenance garden and to the rear, accessed via the kitchen, is a sunny patio area with access to an off-lying garden. This garden is accessed via a path which runs behind the row of terraced cottages. The garden itself is laid mainly to lawn with a paved patio area, built in BBQ and useful garden shed.

DIRECTIONS

From Wadebridge, cross the bridge over the River Camel and turn right at the roundabout onto Egloshayle Road. Continue along the road passing Pod Convenience Stores on the left and the tennis court and cricket pitch on the right. Cross over the next mini roundabout and the property will be located on the left hand side identified with a Stags for sale board.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

SERVICES

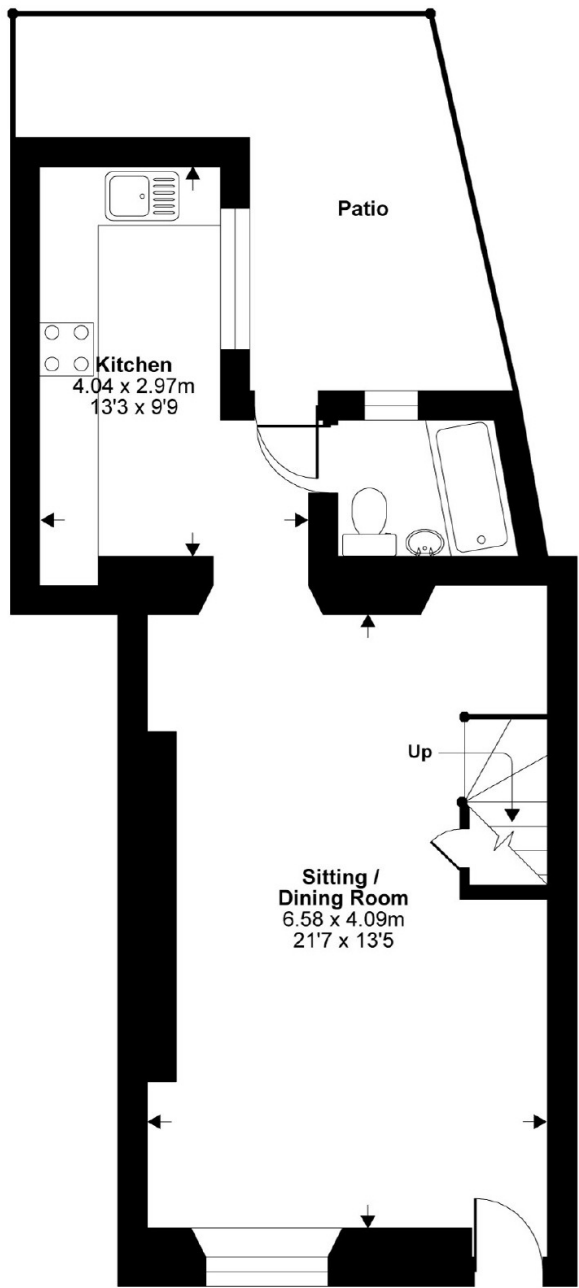
Mains water, mains drainage, mains electricity, gas fired central heating. Please note the agents have not inspected or tested these services.

LOCAL AUTHORITY:

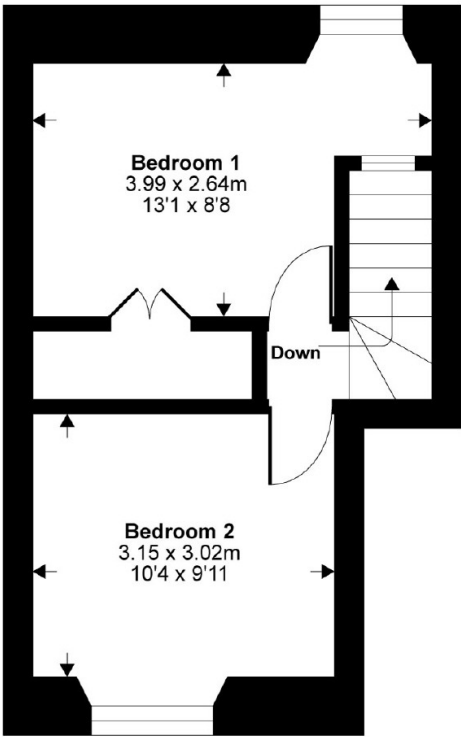
Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.



Approx. Gross Internal Floor Area
66.4 Sq Metres 715 Sq Ft



Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		84
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC