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Wadebridge, PL27 7XE

Conveniently located town house a short distance from the amenities of Wadebridge

Wadebridge Town Centre 500 metres Bodmin 7.7 miles Truro 24 miles

• 2 Bedrooms • Sitting Room • Kitchen/Diner • Family Bathroom • Patio Garden • Allocated Off Street Parking Short Distance from the Town Centre •

Guide price £225,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

The property is located within easy walking distance of the centre of town. Wadebridge sits astride the River Camel and offers a wide variety of independent shops together with primary, secondary and sixth form education. There is a 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 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 Michelin starred restaurant. 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 are available at Bodmin

Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international 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

DESCRIPTION

This charming property is constructed of block cavity with natural stone facing to the front and render to the back under a slate tiled roof. A short flight of steps lead to the half glazed wooden front door and access to the hallway. The sitting room has an electric fire on a stone hearth with wooden over mantle and double glazed windows with views to the front. From the sitting room is the kitchen/diner with a range of base and wall units with a built in gas hob, with extractor above, and electric oven below.



There are roll top work surfaces with a tiled splash back, composite sink, space and plumbing for a washing machine and space for a fridge/freezer. The dining area has a sliding double glazed patio door leading to the rear garden. Stairs lead to the first floor giving access to two bedrooms, both with built in cupboards and a family bathroom comprising of a panel enclosed bath with shower above, low flush WC and wash hand basin.

OUTSIDE

To the front of the property is an allocated off-street parking space with additional visitors parking area. To the rear is a low maintenance patio garden, a wonderful afternoon suntrap which is well fenced and bounded.

AGENTS NOTES

There is an annual maintenance charge of approximately £150 for the up keep of the communal gardens and parking areas.

DIRECTIONS

From the centre of town, head towards the roundabout at Lidl's taking the left hand turn uphill. At the next roundabout, turn right along West Hill. Take the left hand turn at the first mini roundabout into Tremarren Road, and Old School Court will be located on the left hand side, identified with a Stags for sale sign.

VIEWINGS

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

SERVICES

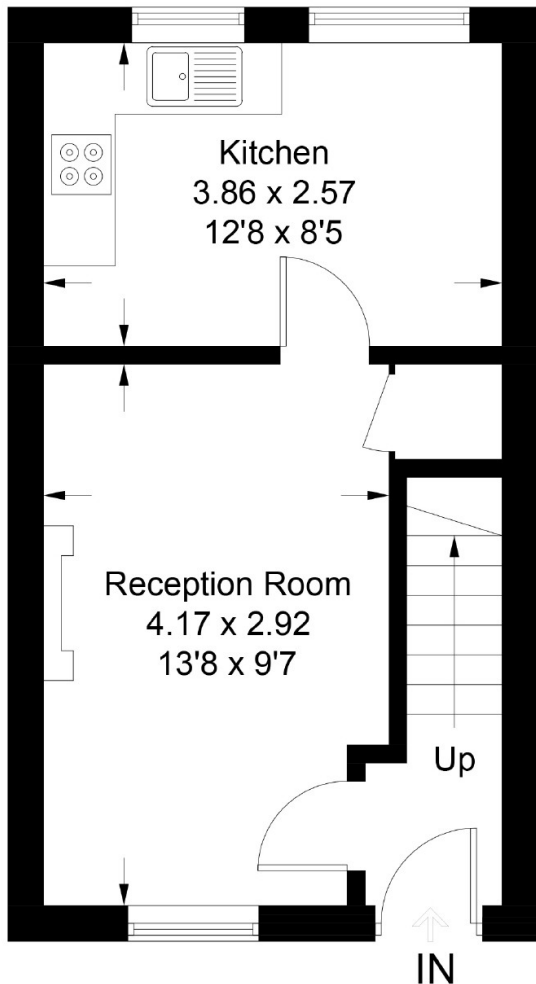
Mains water, mains drainage, mains electricity, gas fired central heating. Please note the agents have not inspected or tested these services.

LOCAL AUTHORITY:

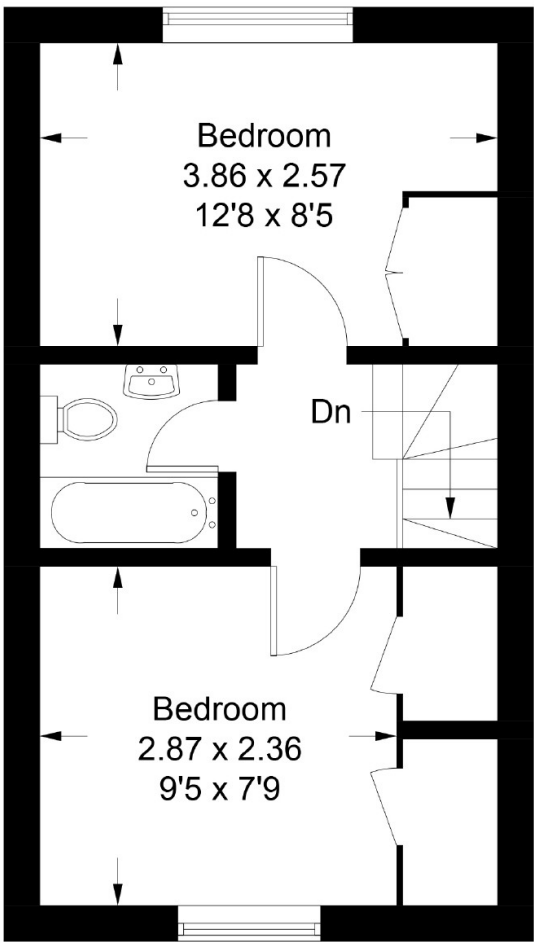
Cornwall County Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. Tel: 0300 1234 100.



Approximate Gross Internal Area = 56 sq m / 603 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID409902)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	