



9 Thorncliffe Fernleigh Road

9 Thorncliffe Fernleigh Road, Wadebridge, Cornwall PL27 7BB



Town Centre 0.2 miles, Polzeath 7.5 miles,
Padstow 8 miles

A contemporary two bedroom apartment in a popular town location.

- No Onward Chain
- Open Plan Kitchen/Living Area
- 2 Double Bedrooms
- Bathroom
- Parking Space
- Useful Outside Store
- Popular Town Location
- Ideal Investment Opportunity

SITUATION

The property is located in the favoured Fernleigh Road 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, cinema, numerous sports and social clubs and access to the Camel cycle trail. The property is perfectly located to access the magnificent North Cornish coast. Within eight miles 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. The nearby fishing villages of Padstow and Port Isaac are renowned for their fine dining restaurants. To the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty, and haven for walkers and nature lovers alike. There is a mainline railway station 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.

DESCRIPTION

This well presented 2 bedroom, top floor apartment has been recently refurbished by the current owners. The apartment offers an open plan kitchen/living area, 2 double bedrooms, a useful outside store and parking.

ACCOMMODATION

The front door leads into a communal hall with stairs up to the apartment which is located on the top floor. The front door leads into an entrance hall which in turn leads through to the open plan Living area and kitchen.

The kitchen has a range of wall mounted cupboards, base units and drawers, an inset sink, cooker and space for appliances. The living area enjoys an excellent aspect over the town and has space for a sitting and dining area with custom-built shelves and desk.

The hall leads onto the bathroom and two double bedrooms, the master benefiting from a vaulted ceiling and eaves storage with space and plumbing for a washing machine.

OUTSIDE

You access via the communal car park with the apartment having a single parking space plus additional visitors parking. A side door leads into the external stores, offering useful storage for bicycles or water sport equipment. Stairs lead up from the car park to the front entrance to the building.

LEASE DETAILS

The property is being sold with a 999 year lease which commenced in May 2005. There is a service charge of £634 plus £63 towards the sinking fund, both due every 6 months.

SERVICES

Mains water, drainage and gas. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

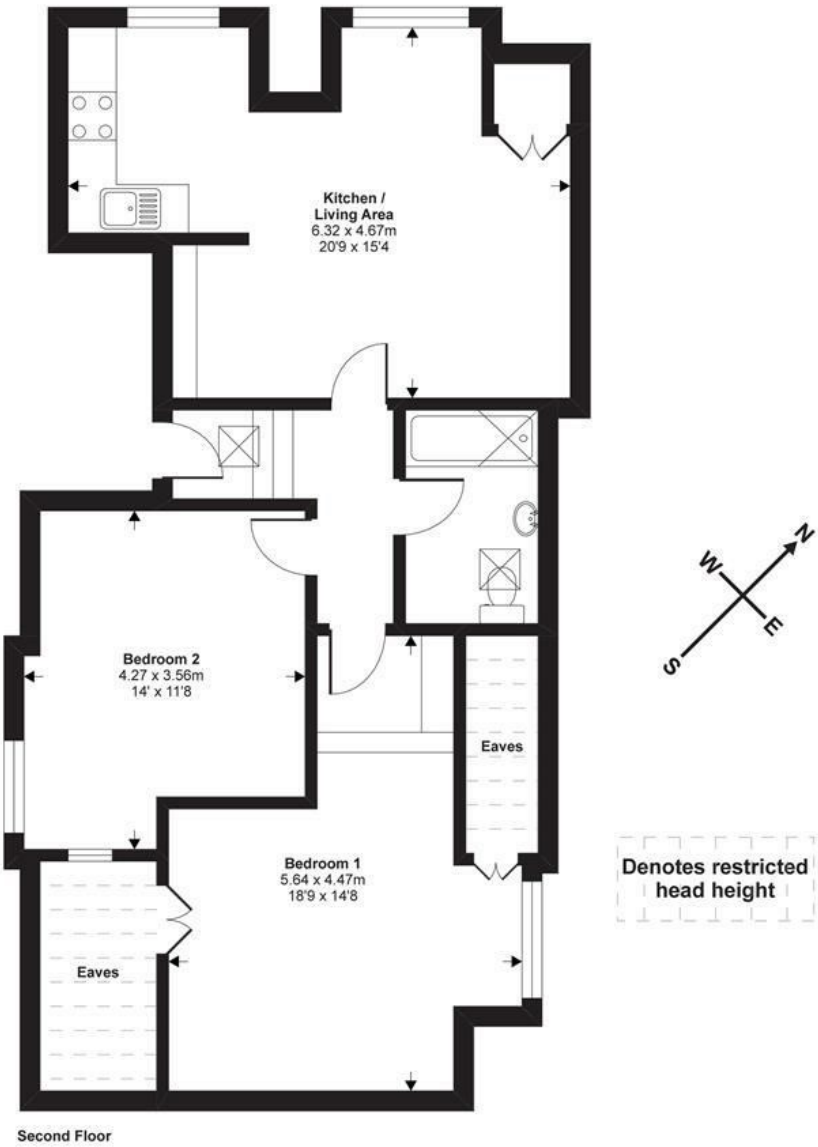
DIRECTIONS

From the centre of Wadebridge, travel along The Platt to the roundabout next to the cinema. Take the first exit from the roundabout towards the Co-op car park and then first right hand turning into Fernleigh Road. Continue along the road and the building is the last on your right before the road bends around to the right and is joined by Fernleigh Lane. You will see a Stags for sale board identifying access to the car park.

Guide Price £179,950



Approx. Gross Internal Floor Area
68.5 Sq Metres 738 Sq Ft (Excludes Eaves)



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

These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(49-54) E	
(41-48) F	
(31-40) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC