



1A, St. Matthews Hill

1A, St. Matthews Hill, Wadebridge, Cornwall PL27 6DX



Town Centre 0.7 miles - North Cornish Coast 6.7 miles - Bodmin 7.6 miles

A detached two bedroom bungalow in a desirable location in Wadebridge.

- Detached Bungalow
- Two Double Bedrooms
- Sought After Location
- Garage & Driveway
- Enclosed Low Maintenance Garden
- No Onward Chain
- Freehold
- Council Tax Band: B

Guide Price £330,000

SITUATION

The property is set in a sought after location in Wadebridge. Wadebridge town sits astride the River Camel and offers a wide variety of independent shops together with primary and secondary education, cinema, numerous sports clubs, social clubs and access to the popular Camel Cycle Trail. Within eight 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 fishing ports and to the east is the splendour of Bodmin Moor, a designated Area of Outstanding Natural Beauty. 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.

ACCOMMODATION

The front door leads into a spacious entrance hall with windows overlooking the front and access to the sitting room, kitchen, two double bedrooms and family bathroom. The sitting room benefits from a large bay window to the front of the property. The galley kitchen offers a range of base and wall units, double sink with mixer tap, electric oven and hob, integrated fridge/freezer and washing machine, large window to the rear of the property and a door leading to the side.

Bedroom two is a double room with a window to the rear and Bedroom one

benefits from a large bay window to the front and built-in wardrobes. The family bathroom offers a panel bath, low level WC, wash hand basin, built-in cupboard and privacy window to the rear.

OUTSIDE

On approach to the property is driveway parking for one car and a single detached garage with light, power and electric up-and-over door. A metal gate opens to the front garden which is mostly gravelled with a pathway leading to the front door. A second gate opens into the enclosed side garden which is tiered and gravelled for easy maintenance. There is also access from the other side of the bungalow via another metal gate and around the rear of the property.

SERVICES

Mains electricity, gas, water and drainage. Please note the agents have not inspected or tested these services.

VIEWINGS

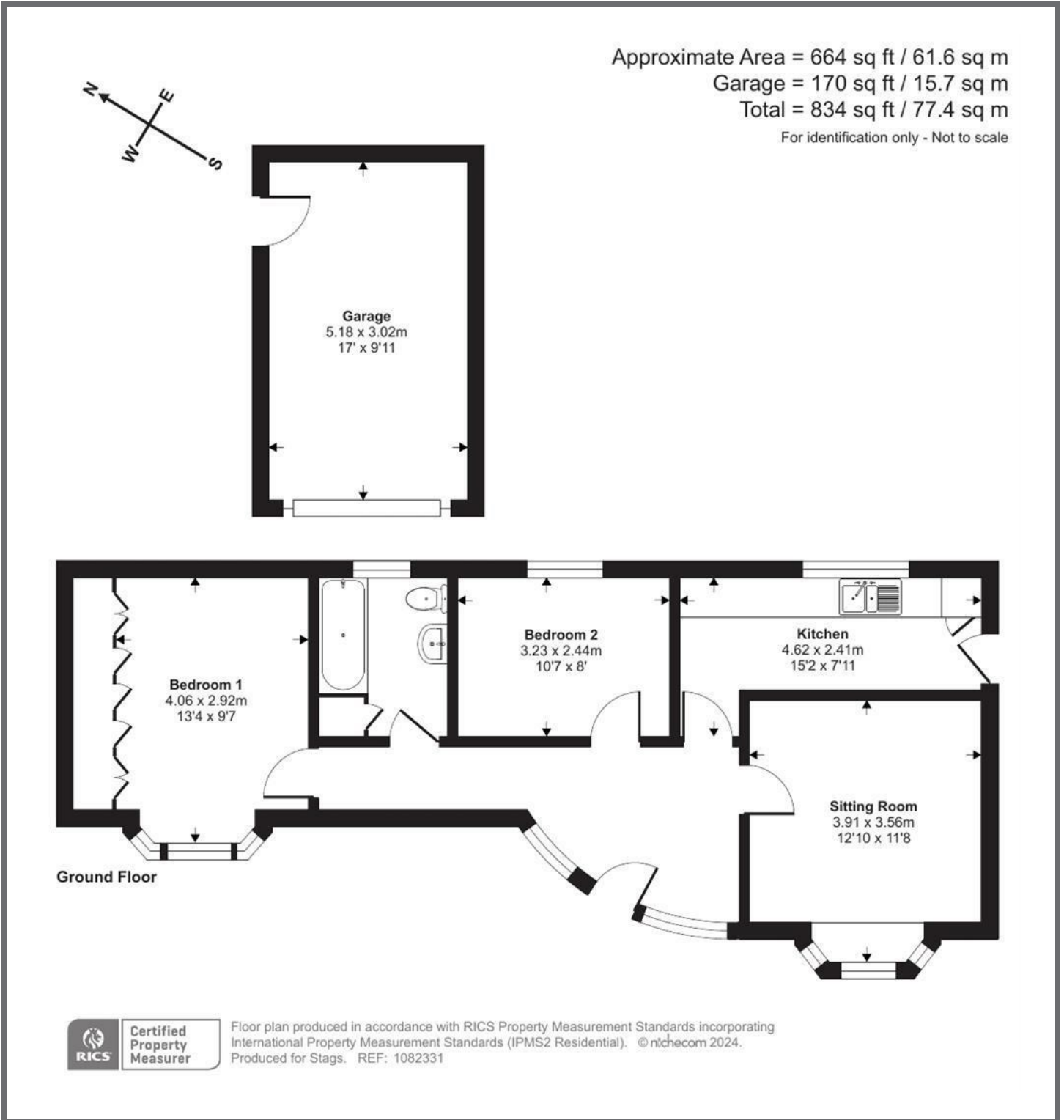
Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

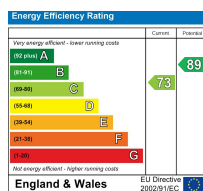
From Wadebridge town, drive over the bridge and at the roundabout take the first exit on to Gonvena Hill. Continue towards the top of the hill and at the roundabout, take the third exit onto St Matthews Hill. The property is located on your left.

What3Words: ///helps.happily.wealth





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



1 Eddystone Court, Eddystone Road, Wadebridge,
 PL27 7EH
 01208 222333

wadebridge@stags.co.uk

stags.co.uk