



57, Trevarner Meadow





# 57, Trevarner Meadow

, Wadebridge, Cornwall PL27 6GF

Wadebridge 0.8 miles - Rock 6.5 miles - Bodmin 7.5 miles

A two bedroom modern terraced house in Wadebridge with allocated parking and a south facing garden.

- Modern Terraced House
- Sought After Location
- Parking For Two Cars
- Freehold
- Two Double Bedrooms
- South Facing Garden
- Access To Amenities
- Council Tax - B

Guide Price £265,000

## DESCRIPTION

A two-bedroom mid terrace house, situated in the popular location of Wadebridge. The property benefits from off-road parking, two double bedrooms and a modern feel. The property is just a stone's throw away from Wadebridge school, so could make a perfect family home.

## SITUATION

Wadebridge provides a large variety of amenities including local shops, eateries, charming pubs and entertainment in the cinema. It also sits alongside the famous Camel Trail, where beautiful estuary views stretch along to Padstow. The stunning coast path from Rock Beach to Polzeath is 6.5 miles away, which provides a panoramic view of Padstow, Steppers Point and Pentire Point. There are regular buses that run all over North Cornwall and mainline railways services from Bodmin Parkway. Newquay Airport offers domestic and international flights which are scheduled daily.





## ACCOMMODATION

When you enter the property, you are greeted by an entrance hall with access to a storage cupboard, stairs to the first floor, kitchen/diner, WC and sitting room. The storage cupboard houses the boiler and could be ideal for shoes and coats. The kitchen has a range of base and wall units, sink with a mixer tap, electric oven with gas hob and space for appliances. There is a window facing the front of the property and space for a dining room table. The downstairs bathroom has a low-level WC and wash hand basin with a mixer tap. The sitting room benefits from a window and double doors to the rear garden, flooding it with light.

The first floor provides a landing with access to the loft hatch, two double bedrooms and a family bathroom. Bedroom one has a window facing the back of the property. Bedroom two is an L-shaped room with a window facing the front and a spacious, eye-level storage cupboard. The bathroom has a low-level WC, wash hand basin and mixer tap and panel bath with an overhead shower.

## OUTSIDE

Doors to the southerly aspect garden lead onto a patio surrounded by slate bedding. There are three raised flower beds and a circular wood chip bed in the centre. The parking has space for two cars and access to the property via the garden or a path round to the front. There are steps leading up to the front door and a flower bed on either side.

## SERVICES

Mains water, gas, electricity and mains drainage. Broadband availability: Ultrafast. Mobile Phone Coverage: Voice and Data. (Broadband and mobile information via Ofcom). Please Note the agents have not inspected or tested these services. Please note there is a annual service charge for the development and we are just waiting confirmation from the vendors solicitor. For more information please contact the office.

## VIEWINGS

Strictly by appointment with the vendors appointed agents, Stags Wadebridge 01208 222333.

## DIRECTIONS

From the centre of Wadebridge, drive over the old bridge and at the roundabout take the first exit onto Gonvena Hill. Continue straight up the hill and over the first roundabout. At the second roundabout take the second exit onto Higher Trenant Road. Then take the first exit onto Trevarner Meadow and the property is located on your right-hand side.

WHAT 3 WORDS - making.coasting.pixel





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Approximate Area = 666 sq ft / 61.8 sq m  
For identification only - Not to scale

**Ground Floor**                      **First Floor**

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1087382



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333