



7, St. Cleer Drive



# 7, St. Cleer Drive

Wadebridge, Cornwall, PL27 6DU

Wadebridge Town Centre 0.8 miles - Polzeath 6.6 miles -  
Bodmin 7.6 miles

**A generous detached four bedroom bungalow set on a sought after cul-de-sac in Wadebridge.**

- Detached Bungalow
- Open Plan Kitchen Diner
- Sought After Area
- Garage And Ample Parking
- Freehold
- Four Double Bedrooms
- Cul-De-Sac Location
- Access To Wadebridge Town
- Mature Gardens
- Council Tax Band: E

**Guide Price £575,000**

## DESCRIPTION

7 St Cleer Drive offers spacious accommodation and is located in the sought after town of Wadebridge. Set in a popular residential cul-de-sac, this well presented detached bungalow makes a perfect home with access to the town's schools and amenities.

## 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 an entrance hall with access to the sitting room, kitchen diner, family bathroom, Bedroom One and the utility room. The dual aspect sitting room has windows overlooking the front garden and a freestanding log burning stove with slate hearth. The kitchen diner benefits from a range of base and wall units with breakfast bar, eye level double oven, induction hob with extractor hood, composite sink with mixer tap and space for appliances. The bathroom comprises of a panel bath, walk in shower, low level WC, wash hand basin and wall mounted heated towel rail. Bedroom One is a double room with a dual aspect and two built-in double wardrobes. The utility room offers a range of base and wall units, sink with mixer tap, space and plumbing for a washing machine and tumble dryer and access to the WC and inner hallway.

The inner hallway provides access to the integral garage, two double bedrooms and stairs to Bedroom Four which has been let through Air BnB. This half of the property is adaptable for use as a granny annexe. The garage benefits from power, water and an up and over door. Bedrooms Two and Three both offer a dual aspect. Bedroom Three is currently being used as a study and Bedroom Two benefits from a built-in wardrobe and an en-suite shower room with walk in shower, low level WC and wash hand basin. Upstairs, Bedroom Four offers a light and airy space with two Velux windows, eaves storage and an en-suite bathroom comprising of a panel bath with handheld shower, wash hand basin and low level WC.

## OUTSIDE

On approach to the property is a brick paved driveway for multiple vehicles and the front garden which is laid to lawn and bordered with mature shrubs, herbs and fruit trees. From the driveway is a gate into the side garden which is also mostly laid to lawn with a paved area perfect for sitting out on, a vegetable plot, a raised strawberry bed and access to the footpath behind. A gravel path follows around to the rear of the property where there is a log store, a shed and a further enclosed seating area with raised flower beds.

## SERVICES

Mains electricity, water, drainage and gas. 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. Continue to the next roundabout and take the first exit onto St Cleer Drive. The property is located at the end of the cul-de-sac on your left hand side.

What3Words: ///safely.character.crest



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
EU Directive 2002/91/EC			

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Approximate Area = 1745 sq ft / 162.1 sq m  
 Limited Use Area(s) = 31 sq ft / 2.8 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Total = 1907 sq ft / 177 sq m  
 For identification only - Not to scale

Denotes restricted head height

Down

Bedroom 4  
4.50 x 3.05m  
14'9" x 10'

Eaves Storage  
2.54 x 1.07m  
8'4" x 3'6"

First Floor

Up

Kitchen / Dining Room  
8.00 x 3.56m  
26'3" x 11'8"

Bedroom 1  
5.03 x 4.09m  
16'6" x 13'5"

Bedroom 2  
4.67 x 3.86m  
15'4" x 12'8"

Sitting Room  
4.11 x 4.01m  
13'6" x 13'2"

Utility Room  
4.06 x 2.67m  
13'4" x 9'3"

Garage  
5.33 x 2.82m  
17'6" x 9'3"

Bedroom 3  
3.68 x 3.53m  
12'1" x 11'7"

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2023. Produced for Stags. REF: 1043974