



7 St. Cleer Drive



**STAGS**



# 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 £525,000

7 St Cleer Drive offers spacious and versatile accommodation, boasting four double bedrooms, two ensuite shower/bathrooms, family bathroom, open plan kitchen/dining room and a utility room. It is located in the sought after town of Wadebridge, set in a popular residential cul-de-sac a short distance from the town's schools and amenities.

It has income potential with separate access to the rear half of the property, which has previously been let out on Airbnb. Outside, there is ample parking for multiple vehicles and manicured, private, front and rear gardens. This well presented, detached bungalow has been well maintained by its current owners and could make the perfect family home.

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

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









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.

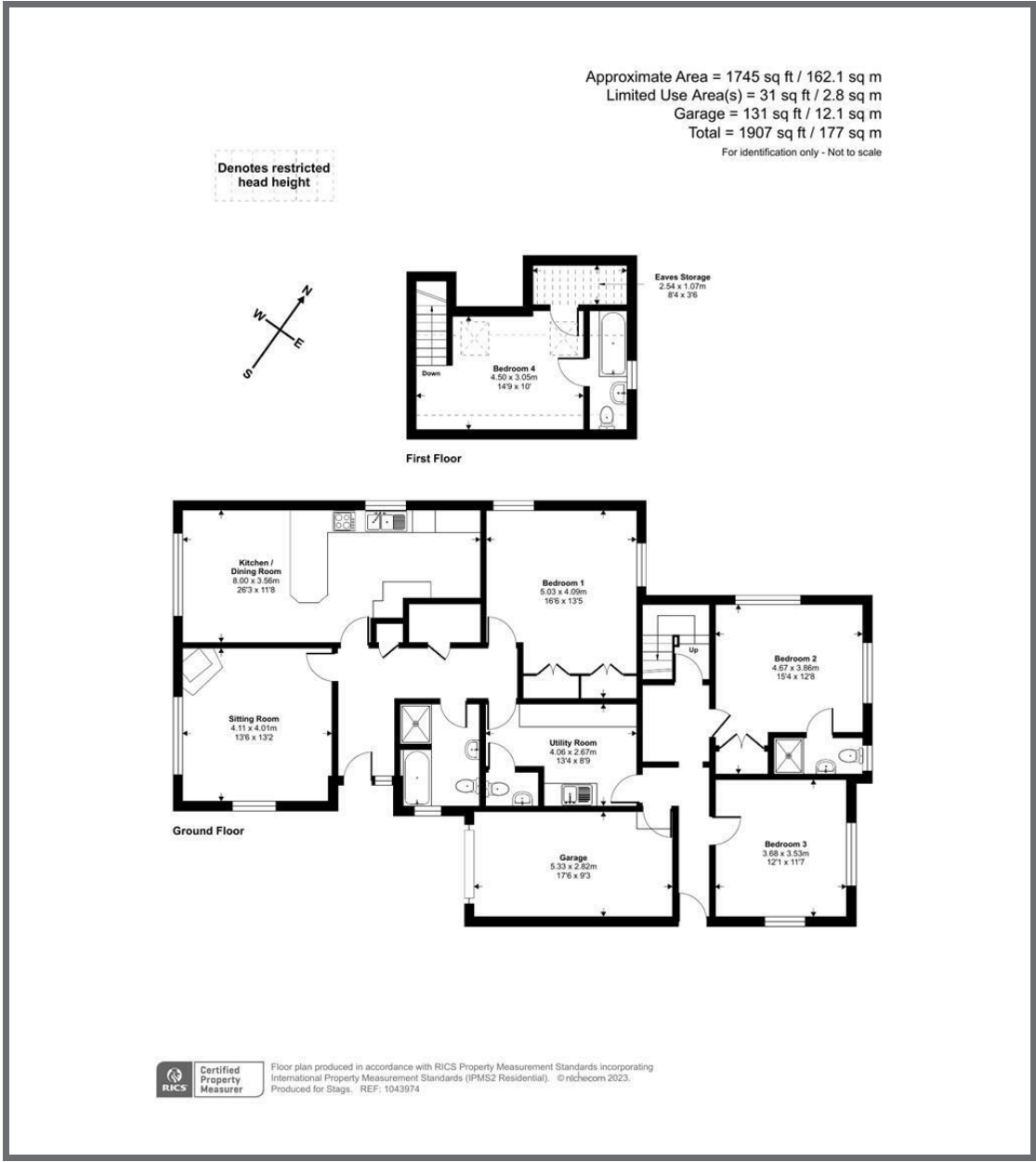


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

wadebridge@stags.co.uk

01208 222333



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London