



12 Middlewell Parc

12, Middlewell Parc, Wadebridge, Cornwall PL27 7HH



Town Centre 0.6 miles - Polzeath 7.7 miles
- Bodmin 8.1 miles

A detached five bedroom family home in a sought after location in Wadebridge

- Detached House
- Five Bedrooms
- Two En-Suites
- Sought After Cul-De-Sac Location
- Utility Room
- Double Garage
- Ample Parking
- Front and Rear Gardens
- Freehold
- Council Tax Band: E

Guide Price £725,000

SITUATION

12 Middlewell Parc is located in a sought after cul-de-sac location within easy reach of the centre of town. Wadebridge town sits astride the River Camel and offers a wide variety of independent shops together with primary, 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 tiled flooring, under-stair storage cupboard and access to the sitting room, kitchen/diner and stairs to the first floor. The triple aspect sitting room is flooded with light and features an inset gas fire and a sliding door to the rear garden. The kitchen/diner offers a fantastic socialising space and benefits from a range of wall and base units, breakfast bar, electric oven and hob, sink with mixer tap, integrated dishwasher and fridge. There is space for a dining table and French doors to the rear garden. From the kitchen/diner is the inner hall with access to the cloakroom and utility room with base and wall units, sink, space and plumbing for appliances, combi boiler, door to the rear garden and internal access to the garage. The double garage has light, power and plumbing with two up-and-over doors and a pedestrian side door.

The first floor landing has access to five bedrooms and the family bathroom. Bedroom Two is a double room which benefits from

built-in wardrobes and an en-suite with walk-in shower, low level WC, wash hand basin and wall mounted heated towel rail. Bedroom Three and Four are both double rooms to the front of the property and the study/Bedroom Five has views of the rear garden and woodland behind. Bedroom One is a generous double room with built-in wardrobes and dressing table, Velux windows and an en-suite with walk-in shower, low level WC and wash hand basin.

OUTSIDE

The driveway is accessed via bespoke handmade gates and has space for multiple vehicles. The established front garden is tiered and mostly laid to lawn with palm trees and a hedge border. To the front of the property is a patio and sheltered porch area. The rear garden can be accessed via gates either side of the property and is mostly laid to lawn with fence and hedge borders and a patio perfect for alfresco dining.

SERVICES

Mains electricity, water and gas. Broadband availability: Ultrafast and Superfast. Mobile phone coverage: voice and data. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

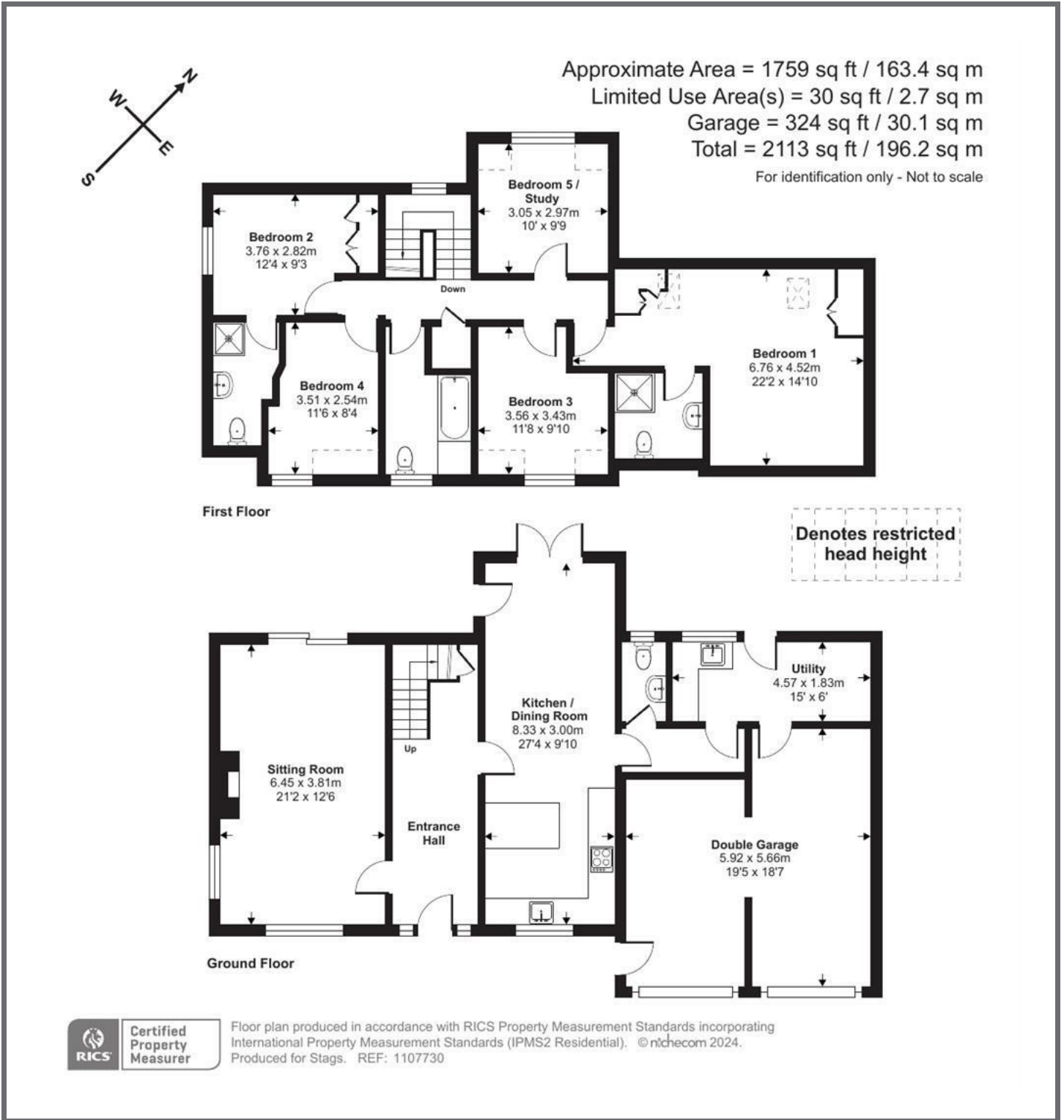
Strictly by appointment with the vendor's appointed agents, Stags Wadebridge 01208 222333.

DIRECTIONS

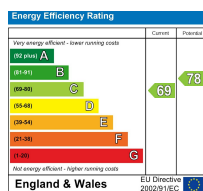
From the centre of Wadebridge, travel along The Platt to the roundabout next to the cinema. Continue straight onto Trevanion Road and after 0.3 miles take the right hand turning onto Treneague Park. Take the second left onto Middlewell Parc and number 12 is at the bottom of the cul-de-sac.

What3Words: ///chap.stuck.bidder





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.



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