



12 Park Place

12, Park Place, Wadebridge, Cornwall PL27 7EA



Rock Beach 7.2 mile - Padstow 13.3 miles  
- Polzeath 7.5 miles

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## A four bedroom bungalow situated in the heart of Wadebridge.

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- South-east Facing Garden
- Moments From Wadebridge High Street
- Garage
- Off-road Parking
- Four Bedrooms
- Detached Bungalow
- Freehold
- Council Tax Band: C

Guide Price £550,000

### SITUATION

12 Park Place is situated moments from Coronation Park and Wadebridge High Street providing access to 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.

### DESCRIPTION

A four bedroom, detached Bungalow in the heart of Wadebridge. The property benefits from a south-east facing garden, garage and off-road parking.

### ACCOMMODATION

On entrance you are welcomed by a porch which leads into the hallway. This gives access to all bedrooms, bathroom and the open plan kitchen/dining/living room. The living room has a large window facing the side and built in shelving. The kitchen has a range of base and wall units, solid oak worktops, sink with mixer tap and space for a six-burner cooker and appliances. The dining room has two French doors leading onto the patio for the opportunity for al fresco dining. Bedroom one features an en-suite and both bedroom one and two have built in storage and bay windows facing the front which flood the rooms with

natural light. Bedroom two also has a feature fireplace. Bedroom three has a window facing the side and built in storage which houses the boiler. Bedroom four has a window facing the side and a door leading to the patio. The bathroom has two privacy windows facing the rear, bath with a waterfall shower, wall hung vanity basin with mixer tap and low-level WC.

### OUTSIDE

The front and rear gardens are mostly laid to lawn with a sandstone path leading to the front door and rear garden. The rear garden has a raised sandstone patio, laid to lawn garden with mature shrubs and trees, gravel parking for two vehicles and access to the garage. From the garden you can access the cellar which is ideal for storage. The garage has built in storage, an electric roller door, water, electricity and power.

### SERVICES

Mains electricity, gas, water and drainage. Broadband availability: Ultrafast. Mobile phone coverage: Good 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 vendors appointed agents, Stags.

### DIRECTIONS

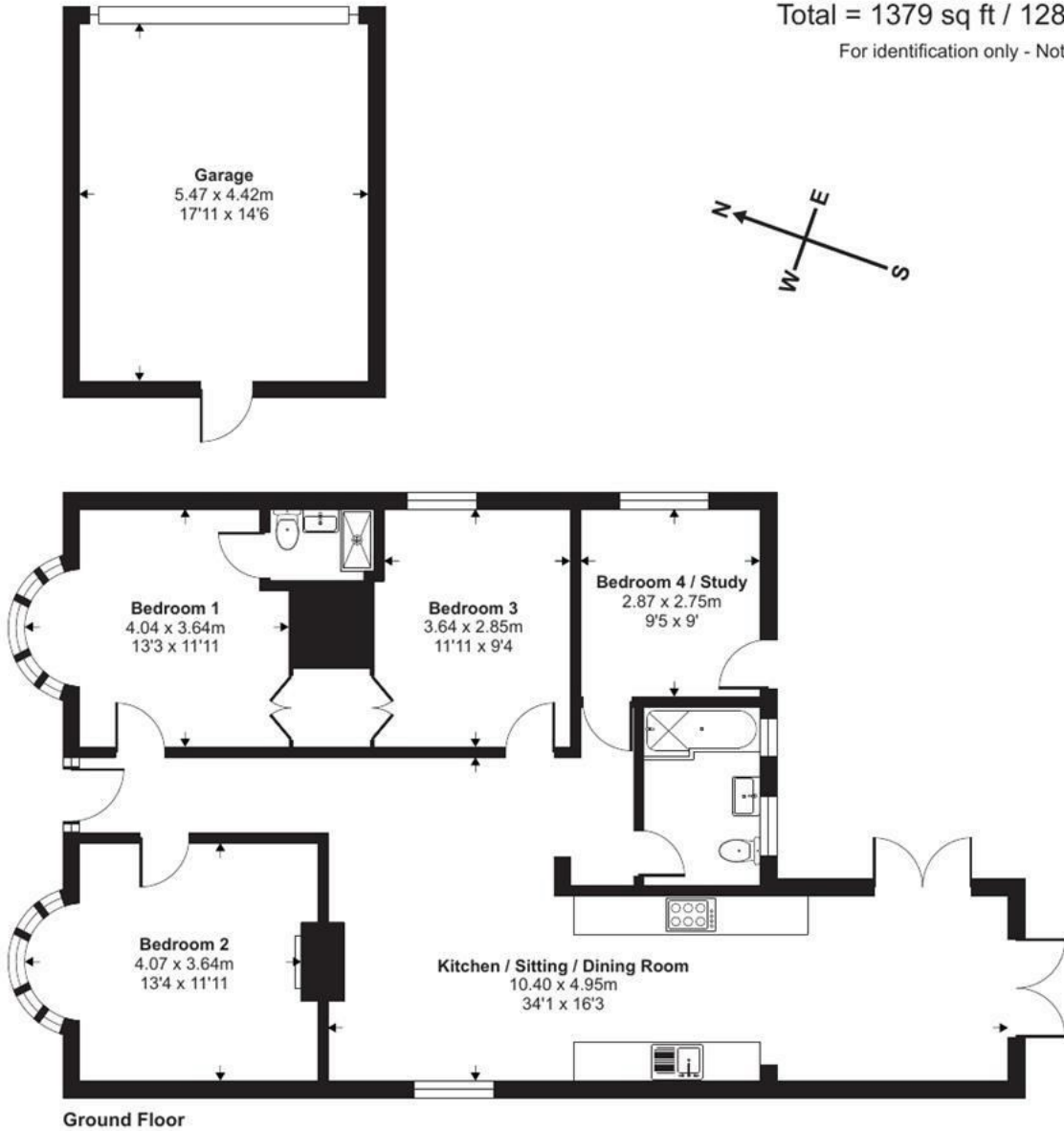
From the old bridge in Wadebridge take a right at the roundabout onto Eddystone Road. At the next roundabout take the 1st exit onto Goldsworthy Way and follow the road for 0.2 miles. Take the 1st exit onto Molesworth Street and follow the road round onto Whiterock Road for approximately 0.06 miles and the property will be on your left.

What3words: Battle.pupils.bluff



Approximate Area = 1119 sq ft / 103.9 sq m  
 Garage = 260 sq ft / 24.1 sq m  
 Total = 1379 sq ft / 128 sq m

For identification only - Not to scale

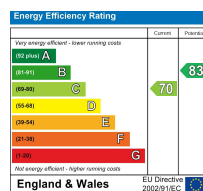


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1126294

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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