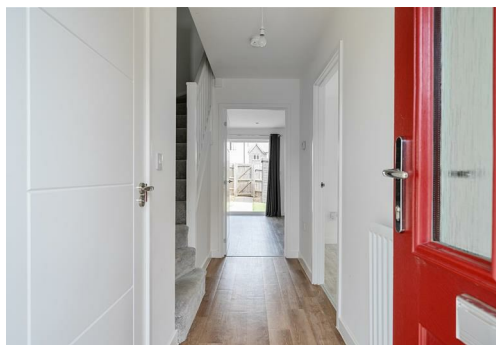




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54 Trevarner Meadow

54, Trevarner Meadow, Wadebridge, Wadebridge, Cornwall PL27 6GF



Town Centre 1 mile - Bodmin 7.5 miles -  
Polzeath 7 miles

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A modern three bedroom semi-detached house in Wadebridge with allocated parking and a south facing garden.

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- Semi-Detached House
- Modern Interior
- Three Bedrooms
- Sought After Location
- En-Suite
- Kitchen/Diner
- Enclosed Rear Garden
- Private Parking
- Freehold
- Council Tax Band: B

Guide Price £315,000



### SITUATION

The property is set in the sought after market town of 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

This modern, semi-detached house built in 2021 offers fantastic accommodation and would be ideal as a family home or long-term rental. The ground floor comprises of a cloakroom, kitchen/dining room and sitting room. The well equipped kitchen benefits from a range of wall and base units, sink with mixer tap and space for a dining table. Built-in appliances include an electric oven and gas hob, fridge/freezer, dishwasher and washing machine. The sitting room is located to the rear of the property and has French doors leading to the enclosed garden.

The first floor offers three bedrooms and a family bathroom. Bedrooms One and Two are both double rooms with built-in wardrobes and Bedroom One has the added benefit of an en-suite shower room.

### OUTSIDE

The enclosed rear garden is mostly laid with artificial grass and has a patio with a paved pathway leading to the rear gate. At the bottom of the garden is a wooden shed and the rear gate leads to private parking for two cars.

### 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.

There is a service charge which is managed by Trinity Estates (amount TBC).

### 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.

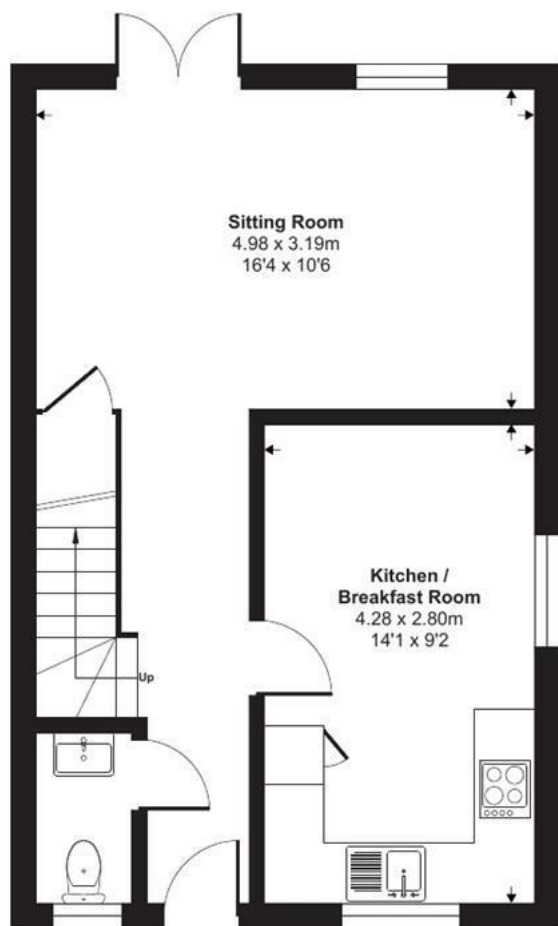
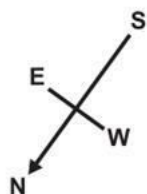
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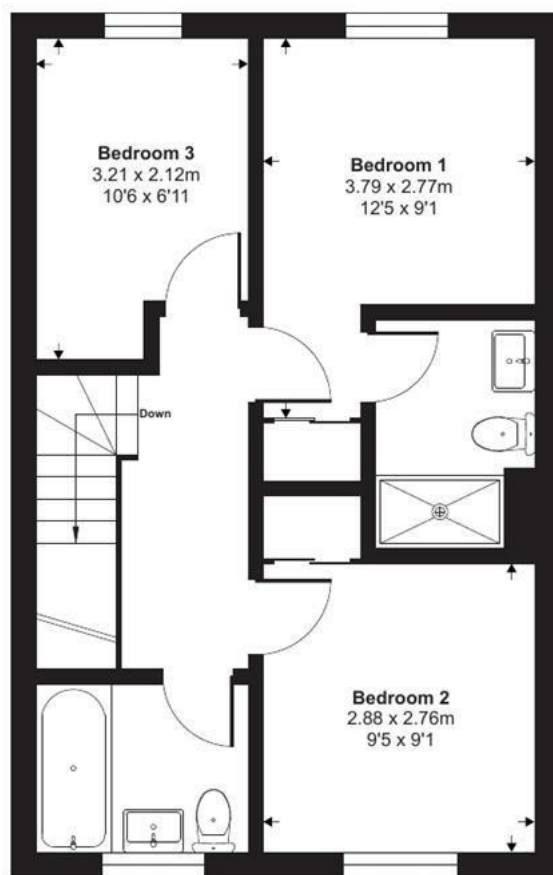


Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



Ground Floor

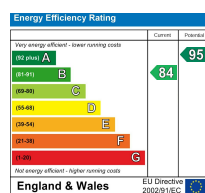


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1301343

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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