

STAGS

42, Oak View Road

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, Wadebridge, PL27 6FH

Wadebridge Town Centre 0.3 miles - North Cornish Coast 7 miles - Bodmin 7.5 miles

A beautifully presented three bedroom house with parking for two cars in the sought after town of Wadebridge.

- Three Bedroom House
- Generous Principle Suite
- Rear Extension
- Summer House
- Freehold
- Sought After Location
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Private Parking For Two Cars
- Council Tax Band: D

Guide Price £350,000







SITUATION

42 Oak View Road is positioned within 0.5 miles of the centre of Wadebridge, a popular market town set astride the River Camel. The town offers an excellent range of amenities including independent shops, supermarkets, primary and secondary schooling, as well as a variety of sports and social clubs. The renowned Camel Trail provides excellent opportunities for walking and cycling, whilst the town also benefits from a cinema.

For those travelling further afield, mainline rail services are available from Bodmin Parkway, providing connections to London Paddington via Plymouth. Newquay Airport offers a range of scheduled domestic and international flights. The A30 is readily accessible at Bodmin, providing excellent road links to the cathedral cities of Truro and Exeter.

DESCRIPTION

Situated in an elevated position within the sought-after town of Wadebridge, 42 Oak View Road is an attractive and thoughtfully extended three-storey home, beautifully presented throughout and ideally suited to family life or as an investment opportunity. Conveniently positioned less than half a mile from the town centre, the property offers well-proportioned accommodation arranged over three floors, together with two allocated parking spaces and an attractive tiered rear garden.

THE PROPERTY

The accommodation is approached via a welcoming entrance hall with doors leading to the kitchen, cloakroom and sitting/dining room.
The modern kitchen has been updated to provide a good range of wall and base units, complemented by a composite sink, built-in oven and gas hob, together with an Aga and space for further appliances.
The sitting room provides a comfortable and inviting space, with an electric fireplace creating an attractive focal point. The room opens through to the rear extension, which offers versatility as a dining area or additional reception space, with double doors opening onto the garden beyond.
To the first floor are two bedrooms and the family bathroom. The bedroom two is a generous double with an excellent range of fitted wardrobes, whilst bedroom three is a smaller double room, enjoying a large front-facing window together with a fitted wardrobe and dressing table.
Stairs continue to the second floor, with a useful area at the foot of the stairs providing an ideal space for a home office, study or reading area.
The second-floor principal suite comprises a particularly spacious double bedroom with fitted wardrobes and drawers, useful eaves storage and ample room for an additional seating area. A private en-suite shower room completes the suite.

OUTSIDE

To the front of the property are two allocated parking spaces, with a paved pathway leading to the front entrance.
The enclosed rear garden is arranged over two tiers and provides an appealing space for both relaxing and entertaining. A paved patio offers an ideal area for outdoor dining, whilst raised flower beds and a water feature add interest and character.
At the rear of the garden is a well-insulated summer house, offering excellent versatility and currently lending itself equally well to use as a home office, studio or hobby room.

SERVICES

Mains electricity, water and drainage. Mains gas central heating.
Broadband availability: Ultrafast. Mobile Phone Coverage: Good outdoor and in home. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

There is an annual service charge which is to be confirmed.

VIEWINGS

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

DIRECTIONS

What3Words: ///sway.wishing.reprints



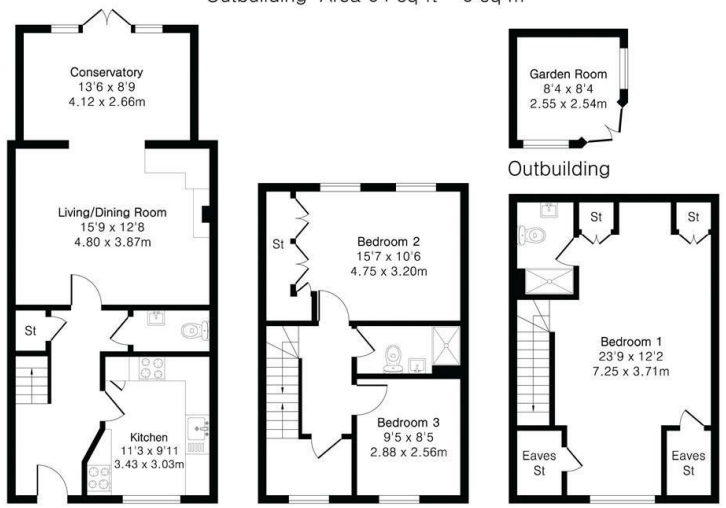




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Approximate Gross Internal Area 1287 sq ft - 120 sq m
(Excluding Outbuilding)
Ground Floor Area 570 sq ft – 53 sq m
First Floor Area 389 sq ft – 36 sq m
Second Floor Area 328 sq ft – 31 sq m
Outbuilding Area 64 sq ft – 6 sq m

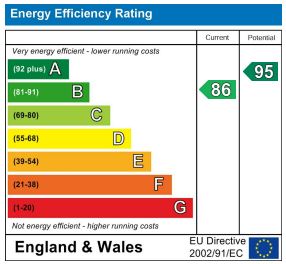


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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