

1 Eddystone Terrace

1, Eddystone Terrace, Wadebridge, PL27 7AN







Wadebridge Town Centre 0.2 miles Bodmin 7.5 miles North Cornish Coast 6.5 miles

A well presented two bedroom cottage in the centre of Wadebridge with private parking and a decked terrace.

- Charming Cottage
- Two Bedrooms
- Town Location
- Close to Amenities
- Close to the Camel Trail
- Decked Terrace
- Rear Courtyard
- Private Parking
- Freehold
- Council Tax Band: B

Guide Price £260,000

SITUATION

The property is located in a popular position with within easy reach of the town centre. 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.

DESCRIPTION

A charming and characterful two-bedroom cottage enjoying a most convenient position within easy reach of the heart of Wadebridge. The property benefits from generous off-road parking and a raised decked terrace, ideal for al fresco dining and entertaining.

THE PROPERTY

The property is approached via a welcoming entrance porch leading into a light and airy open-plan sitting/dining room, enjoying a dual aspect and featuring an attractive stone fireplace as a focal point. The kitchen is fitted with a range of base and wall-mounted units, incorporating a sink and providing space for appliances, with access to a shower room and a useful external store.

On the first floor are two well-proportioned double bedrooms, the principal bedroom enjoying a front aspect, whilst the second bedroom is positioned to the rear and benefits from access onto the raised decking via a tilt and turn window.

OUTSIDE

To the front of the property is a parking area providing space for up to three vehicles, together with gated access and a decked seating area. The decked terrace offers an excellent vantage point for outdoor relaxation. To the rear, there is additional parking for two vehicles and a generous gravelled area, with right of way access for neighbouring properties. Further right of way access exists to the front of the cottage for adjoining properties within the terrace.

SERVICES

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

VIEWINGS

Strictly by prior appointment with Stags Wadebridge on 01208 222333.

DIRECTIONS

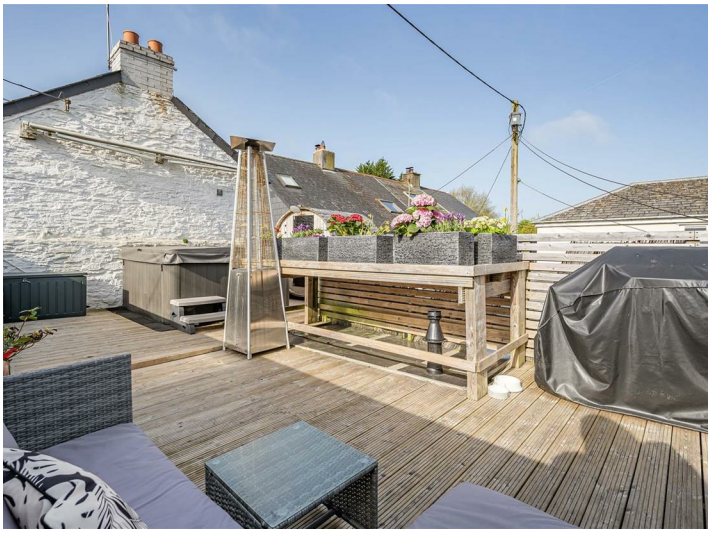
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Buy-To-Let Opportunity

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department has prepared some figures for this property, which should be achievable in the current market. The Stags Residential Letting team would be happy to discuss these figures and provide further information about the letting services on offer. They can be contacted on 01872 266720 or rentals.truro@stags.co.uk



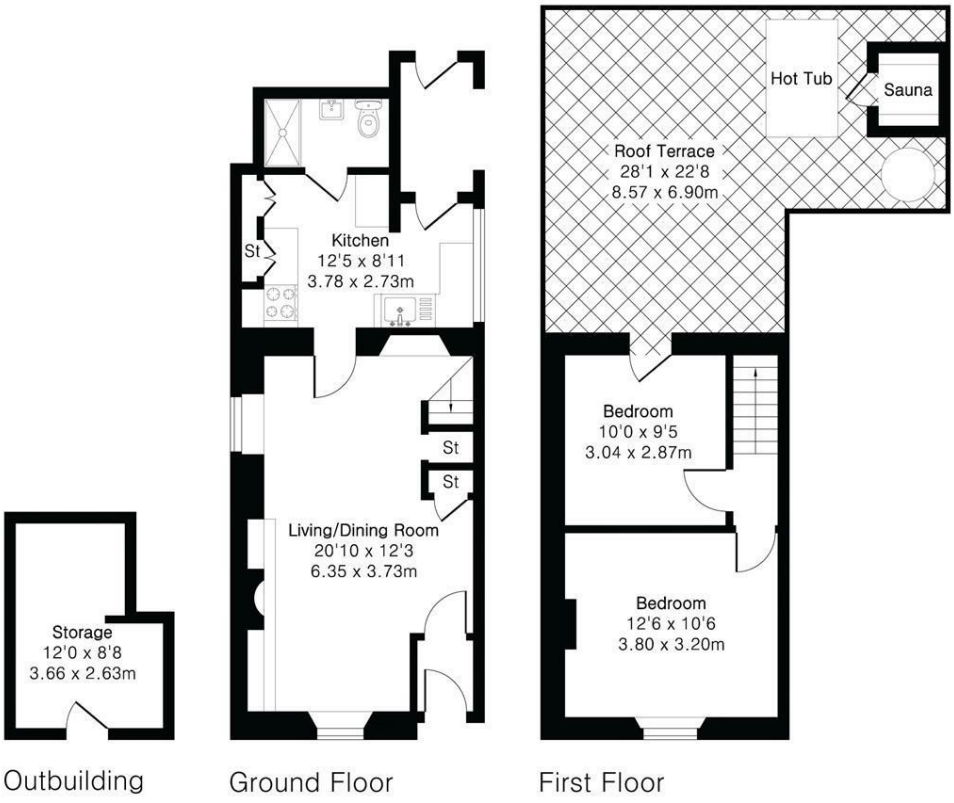






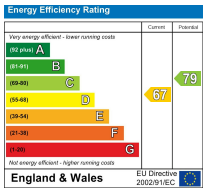


Approximate Gross Internal Area 685 sq ft - 64 sq m
(Excluding Outbuilding)
Ground Floor Area 421 sq ft – 39 sq m
First Floor Area 264 sq ft – 25 sq m
Outbuilding Area 91 sq ft – 8 sq m



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.

STAGS



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