

2 T r e n e a g u e P a r k

W A D E B R I D G E



THE PROPERTY SHOP



Wadebridge
£355,000
GUIDE PRICE

Treneague Park



FOR SALE

PROPERTY TYPE



Detached Bungalow

BEDROOMS



3

BATHROOMS



1

LOCATION



Wadebridge

EPC RATING



D

- Beautifully Presented Detached Bungalow
- Three Generous Double Bedrooms
- Spacious Sun-Filled Conservatory
- Sought-After Wadebridge Location

- Enclosed Level Rear Garden
- Garage & Ample Off-Road Parking
- Triple Glazing & Gas Central Heating
- Chain Free Sale







TRENEAGUE PARK

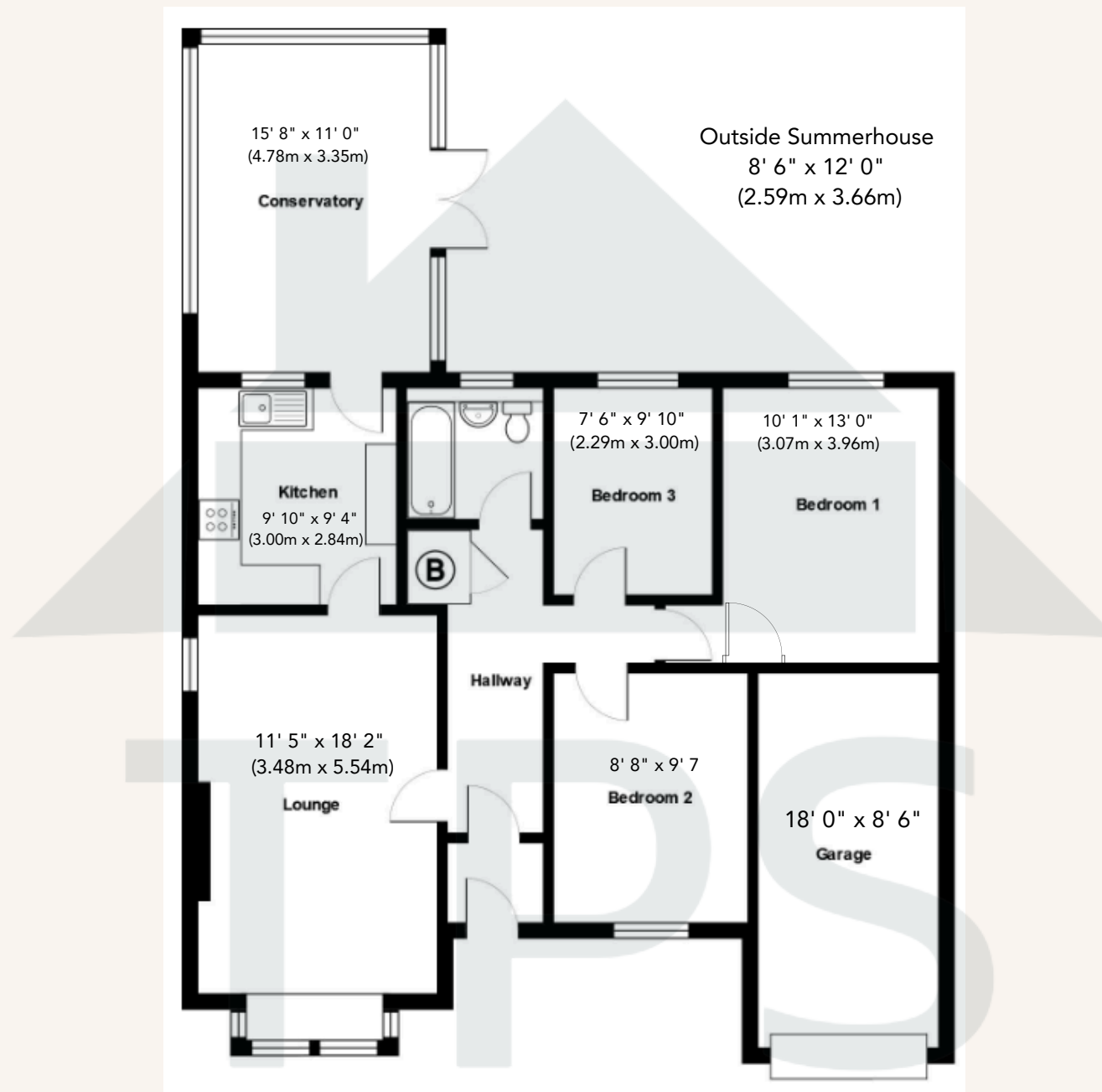
Beautifully presented and ready to move straight into, this superb three-bedroom detached bungalow offers spacious, light-filled accommodation, a stunning conservatory and beautifully maintained gardens, all within one of Wadebridge's most desirable residential locations.

The property has been lovingly cared for over many years and provides well-balanced accommodation throughout. The generous dual-aspect sitting room creates a welcoming space to relax, while the well-appointed kitchen is perfectly suited to everyday living. Three comfortable bedrooms and a modern family bathroom complete the versatile layout, making the home ideal for couples, families or those looking to downsize.

One of the home's standout features is the impressive conservatory, offering a wonderful additional reception area with views across the garden. Filled with natural light, it provides the perfect space for entertaining or simply enjoying the peaceful surroundings, with direct access onto a spacious decked seating area.

Outside, the enclosed rear garden has been thoughtfully landscaped for low-maintenance enjoyment and includes a pergola, summerhouse and attractive seating areas. A garage, generous off-road parking and a sought-after location close to the town's amenities complete this fantastic opportunity to acquire a quality home in Wadebridge.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Schools: Wadebridge School, Doubletrees School, St Breock School, Callywith Collage, Bodmin College

Location: Wadebridge is a thriving market town offering an excellent selection of independent shops, cafés, restaurants and everyday amenities. Ideally located, it provides easy access to the Camel Trail, the stunning North Cornish coastline, and popular destinations including Padstow, Rock, Polzeath and Daymer Bay.

Viewing: Strictly by appointment.

Directions: Sat Nav PL27 7PZ

What3Words: ///thinkers.fluctuate.slower

Local authority: Cornwall Council

Council Band: D

Tenure: Freehold

Services:

Heating – Gas

Electric - Mains

Water – Mains

Sewerage – Mains



VIEW PROPERTY ONLINE



TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 0BL
Tel: 01208 872728

Bodmin Office
46-48 Fore Street, Bodmin
PL31 2HL
Tel: 01208 74182

negotiator@tpssouthwest.com | www.thepropertyshopcornwall.co.uk