



8 Beech Close

8, Beech Close, Wadebridge, PL27 7FP



Wadebridge Town Centre 0.2 miles - North
Cornish Coast 6.5 miles - Bodmin 8 miles

A modern end of terrace two
bedroom house with two
parking spaces and an
enclosed rear garden.

- End of Terrace House
- Two Double Bedrooms
- No Onward Chain
- Close to Wadebridge Town
- Bathroom and Cloakroom
- Gas Central Heating
- Enclosed Rear Garden
- Private Parking for Two Cars
- Freehold
- Council Tax Band: B

Guide Price £290,000



SITUATION

Beech Close is conveniently situated within walking distance 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.

THE PROPERTY

8 Beech Close is a modern, end of terrace house offering well-presented two-bedroom accommodation, together with private parking for two vehicles and an enclosed rear garden. The front door opens into an entrance hall, with doors leading to the cloakroom and sitting room. An open doorway leads through to the kitchen/dining room, which is fitted with a range of matching wall and base units, incorporating a built-in oven and gas hob, together with space and plumbing for appliances. Double doors provide a pleasant connection to the rear garden. On the first floor, the landing gives access to two good-sized double bedrooms and the family bathroom. The bathroom is fitted with a panel bath with overhead shower, WC and wall-mounted wash hand basin.

OUTSIDE

To the side of the property is private parking for two vehicles, arranged in tandem. The enclosed rear garden is principally laid to lawn, with a paved patio area providing an ideal space for outdoor seating and entertaining. A gate provides access between the garden, parking area and front of the property.

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 a service charge to First Port of approximately £330 per annum which is paid bi-annually.

VIEWINGS

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

DIRECTIONS

From the centre of Wadebridge, travel along The Platt to the roundabout next to the cinema. Go straight across at this roundabout travelling up Trevanion Road and take the first left onto Hill road then the immediate right into Beech Close.

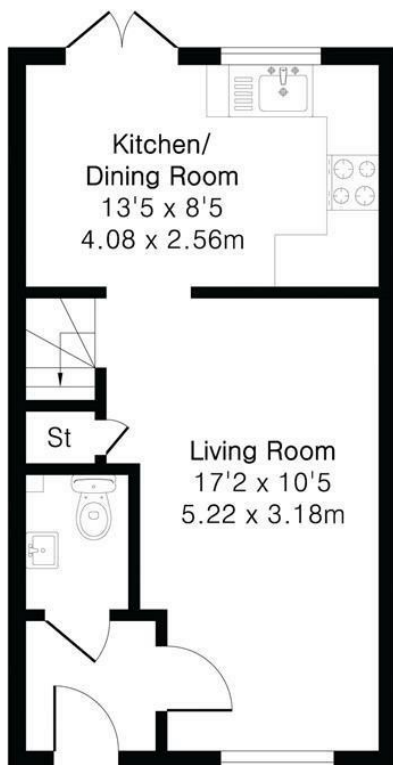
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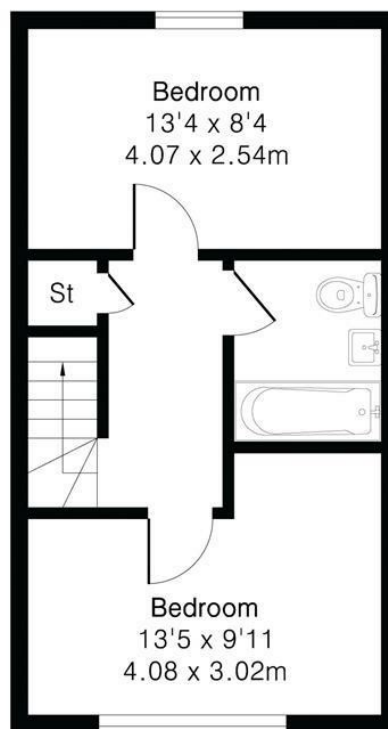
Approximate Gross Internal Area 694 sq ft - 64 sq m

Ground Floor Area 347 sq ft – 32 sq m

First Floor Area 347 sq ft – 32 sq m



Ground Floor



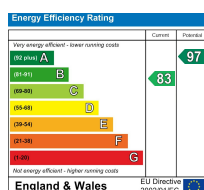
First Floor



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.



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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