



Brookdale





# Brookdale Trevanion

, Wadebridge, PL27 7PA

Wadebridge Town Centre 0.5 Miles - Rock Beach 7 Miles -  
Padstow 8.5 Miles

An attractive and beautifully presented double-fronted period property located on a sought after road in Wadebridge.

- Semi-Detached Period Property
- No Onward Chain
- Five Double Bedrooms
- Five En-Suites
- Two Reception Rooms
- Utility Room
- Enclosed Rear Garden
- Income Potential
- Freehold
- Current Rateable Value: £3,600.

Guide Price £580,000

## SITUATION

Brookdale is positioned just a short distance from the town centre of Wadebridge. The former market 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 an 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 beautifully presented and characterful five-bedroom period home, boasting original features and generous proportions throughout. Situated in a sought-after residential location with access to the amenities of Wadebridge, this charming double-fronted property offers versatile living accommodation arranged over three floors, ideal for family life or those seeking a home with income potential.

## THE PROPERTY

The welcoming entrance hall retains original tessellated tiled flooring and provides access to two well-appointed reception rooms, one opening into the kitchen/dining room, as well as a staircase rising to the first floor. To the front, the snug enjoys a bay window with window seat and a striking period fireplace with original surround.

At the heart of the home lies a superb open-plan kitchen/dining/sitting room, designed for modern living and entertaining. The kitchen features a range of bespoke shaker-style units complemented by granite work surfaces, integrated appliances including dishwasher, oven, microwave and a range-style oven with 5-ring gas hob. A separate utility room offers further storage, space for white goods and a conveniently located WC.

The accommodation is arranged over three floors with five generous double bedrooms, each benefitting from en-suite facilities. The first floor, arranged over a split-level landing, hosts three en-suite bedrooms, while the second floor comprises two further doubles served by a stylish Jack and Jill bathroom.

## OUTSIDE

The property enjoys landscaped front and rear gardens, thoughtfully designed with ease of maintenance in mind. Both areas are laid to gravel with an attractive selection of mature shrubs and plants, creating a pleasant and low-maintenance environment. The rear garden benefits from a pergola providing a sheltered seating area, along with a useful wooden shed for storage. There is on-street parking on a first come, first served basis.

## SERVICES

Mains water, drainage and electricity. Mains gas central heating. Broadband availability: Ultrafast. Mobile phone coverage: Voice and data likely. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendors appointed agents Stags, Wadebridge - 01208 222333.

## DIRECTIONS

What3Words: ///afterglow.flown.landlords





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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