



Helvellyn



Wadebridge Town Centre 0.2 miles -
Bodmin 7.7 miles - Polzeath 7.4 miles

Beautifully presented modern two bedroom detached house in popular location in Wadebridge.

- Modern Detached House
- Two Double Bedrooms
- En-Suite Shower Room
- Enclosed Rear Terrace
- Garage
- Parking
- Underfloor Heating Throughout
- Air Source Heat Pump
- Freehold
- Council Tax Band D

Guide Price £340,000

DESCRIPTION

Built over the past five years by the current owner, this beautiful detached two bedroom house is located in the popular market town of Wadebridge. Set over three floors, the property benefits from two double bedrooms (master with en-suite shower room), spacious kitchen/breakfast room with range style cooker, sitting room with feature log burner, family bathroom, garage, parking and enclosed rear decked terrace. The property lends itself as a home or investment opportunity.

SITUATION

The property is set within easy reach of the centre of town. 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 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.

ACCOMMODATION

The front door leads into the entrance hall with slate flooring and access to the kitchen/breakfast room, downstairs WC currently used for storage, under stair cupboard housing water cylinder and plumbing for a washing machine, integral access to the garage and stairs to the first floor. The garage benefits from light, power, plumbing and an automatic up and over door. The spacious kitchen/breakfast room benefits from a range of wall and base units with oak worktops, breakfast bar, range style cooker with extractor hood, dishwasher, sink with mixer tap, space

for a fridge/freezer and a door leading to the rear terrace.

The first floor landing provides access to the sitting/dining room, family bathroom, second bedroom, and stairs to the second floor. The sitting room is a relaxing space with a feature log burner, space for a dining table, and two windows overlooking the rear terrace. The family bathroom benefits from a panel bath with shower over, low level WC, wash hand basin and airing cupboard. Bedroom two is a light and airy double room with two windows to the front of the property.

The generous master bedroom is located on the second floor and has a dormer window to the rear, a walk in wardrobe/storage cupboard and en-suite shower room with double shower, low level WC and wash hand basin.

OUTSIDE

To the front of the property is a paved area with private parking for one car. The enclosed rear terrace can be accessed via the kitchen and benefits from a patio housing the air source heat pump and space for a bin store. Steps lead up to the decked terrace with raised flower beds at the rear and space for outdoor seating.

SERVICES

Mains electric, mains water and drainage. Underfloor heating throughout via an air source heat pump. Please note the agents have not inspected or tested these services.

VIEWINGS

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

DIRECTIONS

From the centre of Wadebridge, travel along The Platt to the roundabout next to the cinema. Take second exit onto Trevanion Road and then the next right onto Glen Road. Continue for approximately 260 feet and the property is located on your left.

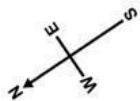


Approximate Area = 1254 sq ft / 116.5 sq m (includes garage)

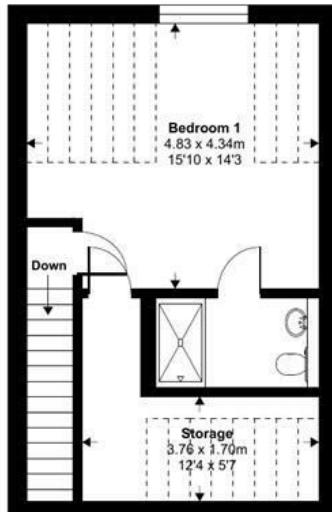
Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 1375 sq ft / 127.7 sq m

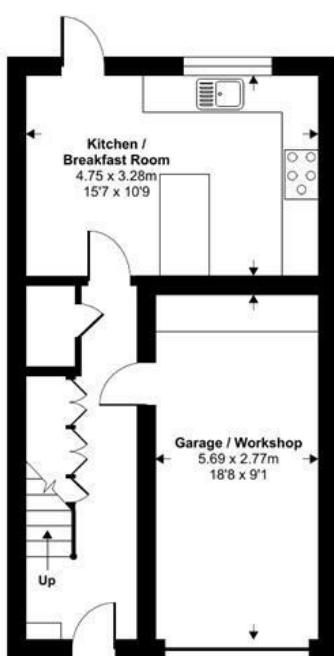
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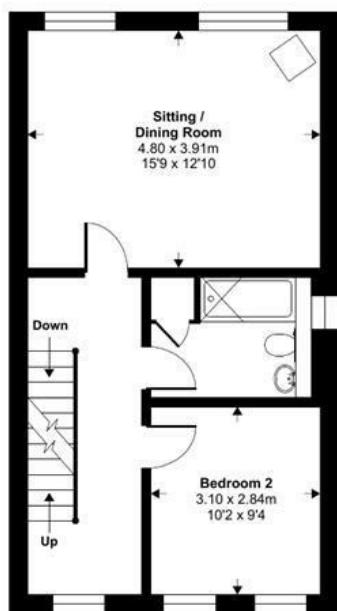
Denotes restricted head height



Second Floor



Ground Floor



First Floor



Certified
Property
Measurer

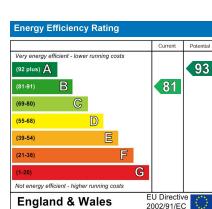
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2022.
Produced for Stags. REF: 880088

These particulars are a guide only and should not be relied upon for any purpose.

1 Eddystone Court, Eddystone Road, Wadebridge,
PL27 7FH

01208 222333

wadebridge@stags.co.uk



stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London