



Heathern





# Heathern New Park

, Wadebridge, PL27 7PL

Rock Beach 7.1 Miles - Padstow 8.6 Miles - Wadebridge Town Centre 0.3 Miles

A beautifully presented four bedroom, semi-detached house, just a stone's throw away from Wadebridge town centre. The property benefits from generous off-road parking and landscaped gardens.

- Four Bedrooms
- Off-Road Parking
- Two Ensuites
- Freehold
- Landscaped Rear Garden
- Beautifully Presented
- In The Heart Of Wadebridge
- Council Tax Band: D

## Guide Price £680,000

### SITUATION

The property is located a short walk from the centre of the pretty, former market town of Wadebridge. From the main high Street continue past the cinema along Trevanion Road turning left on to New Park Road and the property is located off the second right hand turn. The market town of Wadebridge 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 Trail. Within eight miles of the property are the popular sandy beaches of Polzeath and Daymer Bay. 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.





## ACCOMMODATION

Heathern is a beautifully appointed dormer style attached property, built to exacting standards some nine years ago. The property is accessed via an open porch through the front door into an entrance hall. The sitting/dining room is a beautiful space, with two sets of bi-fold doors opening onto the pretty gardens. The breakfast kitchen has a fabulous range of quality base and tower units with high quality appliances. There is a cloakroom off the hallway and two large boot cupboards with ideal storage. There is a downstairs en-suite bedroom which is currently used as a home office. The stairs lead to a part galleried landing with three large bedrooms leading off, the master bedroom being en-suite and the original fifth bedroom has been fitted out to make a luxurious walk-in wardrobe. There is a well-appointed family bathroom.

## OUTSIDE

Outside there is a good-sized driveway to the front with landscaped borders and a patio area. There is a chalet style wooden garage / workshop ideal for bicycles, paddle boards and mower etc.

The rear garden is laid mainly to lawn with well established border and a large sunny patio area. A gate leads from the rear of the garden onto Trevanion Road.

## SERVICES

Mains water, drainage and electricity. 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:///sprinkle.beanbag.impulses





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.

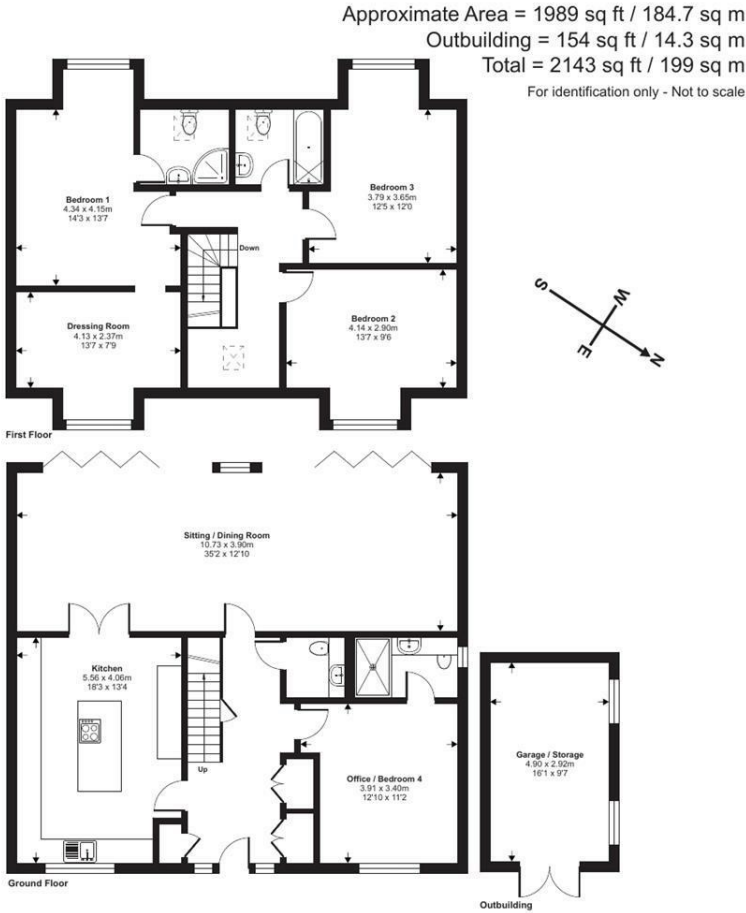


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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