



Penlea

Penlea, Park Road, Wadebridge, PL27 7NH



Wadebridge Town Centre 100 Metres -
Padstow 8 Miles - Bodmin 7 Miles

A charming two bedroom
cottage located in the sought
after town of Wadebridge.

- Semi Detached Cottage
- Close To Wadebridge Town
- Character Features
- Two Bedrooms
- Two Reception Rooms
- Courtyard Garden
- Freehold
- Council Tax Band: A

Guide Price £240,000

SITUATION

The property is situated moments from Wadebridge High Street providing access to a wide variety of independent shops together with primary, 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 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

Upon entering the property, you are greeted with a hallway that leads through to the dining room. The dining room benefits from a decorative stone fireplace, built-in cupboards and shelving, access to the kitchen, stairs to the first floor and an open archway through to the sitting room. The sitting room boasts a feature fireplace with log-burning stove and slate hearth and has built-in shelving. The kitchen offers a range of base and wall units, an electric oven, electric hob with extractor hood, sink with mixer tap, space for appliances and a door to the rear courtyard garden.

The first floor landing has access to two

bedrooms and the bathroom.

Bedrooms One and Two benefit from built-in wardrobes and Bedroom One boasts a dual aspect allowing the room to be flooded with natural light. The bathroom offers a panel bath with handheld shower, low-level WC, wash-hand basin and an airing cupboard.

OUTSIDE

To the rear of the property is an enclosed gravelled courtyard with a gate leading to the pedestrian lane behind.

SERVICES

Mains electricity, gas, water and drainage. Broadband availability: Ultrafast. Mobile phone coverage: Voice and Data (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

From the top of Molesworth Street, the property can be accessed on foot by turning left down Cross Street. At the end of Cross Street turn right down Chapel Lane and left on Park Road. Continue approximately 100ft down Park Road and the property is located on your left.

What3Words: ///bearings.shelving.knots



Approximate Gross Internal Area = 62.5 sq m / 673 sq ft

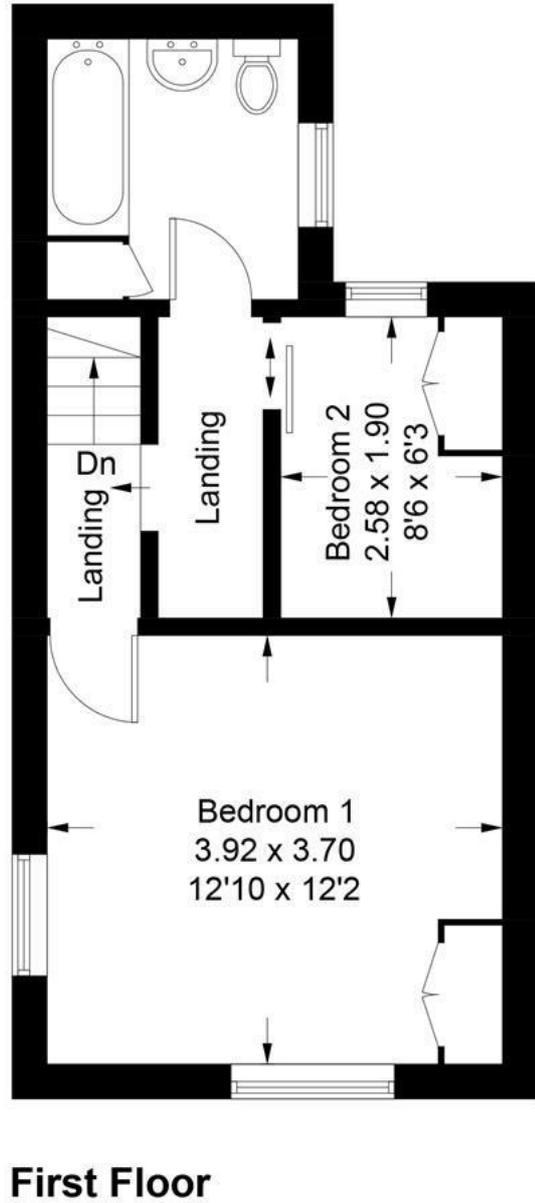
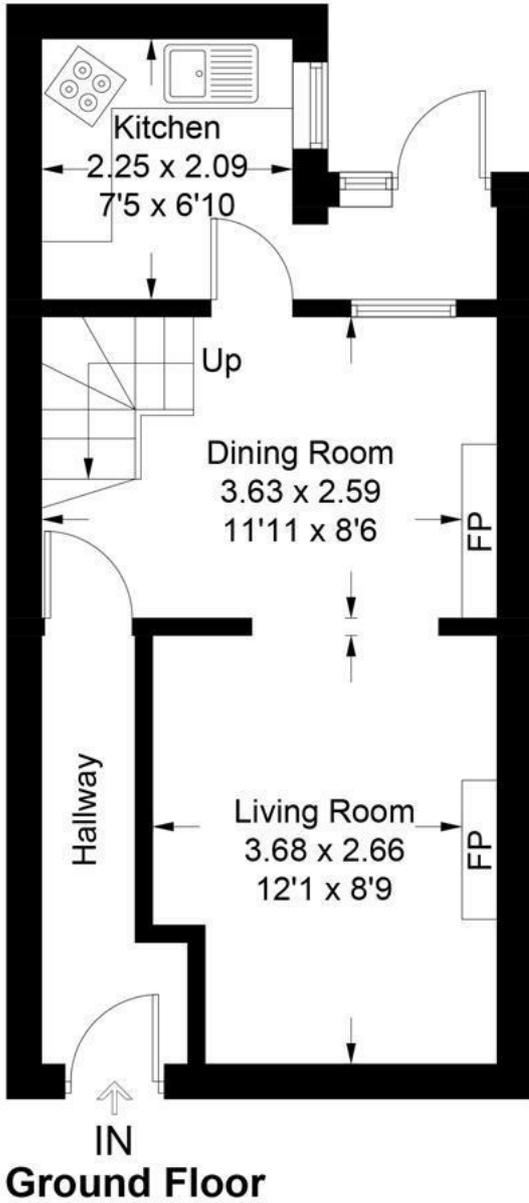


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1125729)

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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(35-52) F	(2-48) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		83	49

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