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18 Gedon Way



Town Centre 1.3 miles - Wadebridge 6.6 miles - Polzeath 13.1 miles

## A beautifully presented four bedroom link-detached modern house with views across rolling farmland

- Entrance Hall & Cloakroom
- Kitchen/Dining Room
- Living Room
- 4 Double Bedrooms (1 En-Suite)
- Bathroom & Shower Room
- Garage & Parking Space
- Enclosed Gardens
- Remainder of NHBC
- Double Glazing
- Gas Central Heating

**Offers In Excess Of £375,000**



### SITUATION

18 Gedon Way is situated in the heart of a modern development within close proximity of the town centre, hospital and the famous Camel Trail. Nearby is the National Trust estate of Lanhydrock with a fabulous period house, gardens and forest trails leading to the River Fowey.

Bodmin offers a wide variety of shops together with a choice of supermarkets, out of town stores, educational facilities and a leisure complex. On the outskirts of the town is a testing 18-hole golf course and access onto the A30. Bodmin Parkway station has regular services to Plymouth, Exeter and London Paddington.

### DESCRIPTION

18 Gedon Way is a handsome, stone fronted link-detached residence offering beautifully presented accommodation over three storeys. To the front aspect are tremendous views out across rolling farmland.

The approach is via a small set of steps leading to the front door to an Entrance Hall with stairs up to the first floor and Cloakroom. From the hall is a dual aspect Living Room and a Kitchen Dining Room fitted with a range of matching gloss base and eye level units with rolled worktop surfaces and drainer sink unit inset. Integral appliances include four ring gas hob with extractor hood, oven, dishwasher, washing machine and fridge/freezer. French doors lead from the Kitchen Dining Room out to the rear garden.

At first floor level is a landing with airing cupboard and two Double Bedrooms - the Master with an En-Suite Shower Room - as well a family Bathroom fitted with bath and separate shower cubicle. Stairs rise from the landing to the second floor, where there are two further Double Bedrooms - both

enjoying a dual aspect and far reaching rural views to the front - served by a central Shower Room.

### THE GARDENS

The garden is fully enclosed and has been attractively landscaped to comprise a paved patio with pedestrian gate to the front, two terraces of lawn set with oak sleepers and inset coloured lighting and a rockery bed with a fitted wooden storage bench.

### THE GARAGE AND PARKING

Adjoining the house is a single garage with up and over door, rear personnel door leading to the rear garden and outside is a parking space for a single vehicle.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

Proceeding along the A30 in an Easterly direction, take the exit signposted Wadebridge and St Austell, and at the roundabout continue straight over and follow the A389 through Lanivet. Follow this road until you reach the double roundabouts, continuing straight over the first, and turning left at the second. Continue along this road, passing the Hospital on your right. Take a right turn into the development, taking the first right and then bearing a little left into Gedon Way. Number 18 will be found straight ahead after a short distance.

### SERVICES

All mains services connected. Gas fired central heating. Double glazing. TV and telephone points throughout.

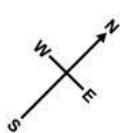
### MANAGEMENT COMPANY

The annual estate maintenance service charge is in the region of £160.



Approximate Area = 1441 sq ft / 134 sq m (includes garage)

For identification only - Not to scale

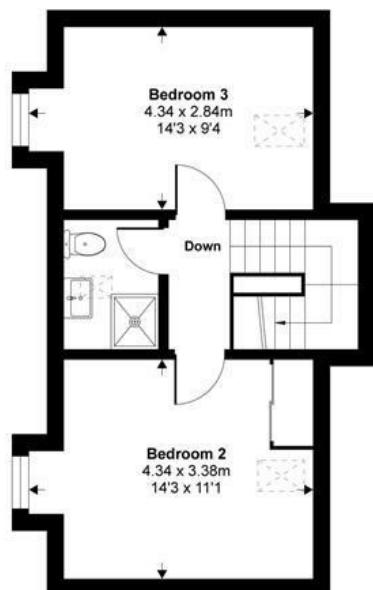


Ground Floor

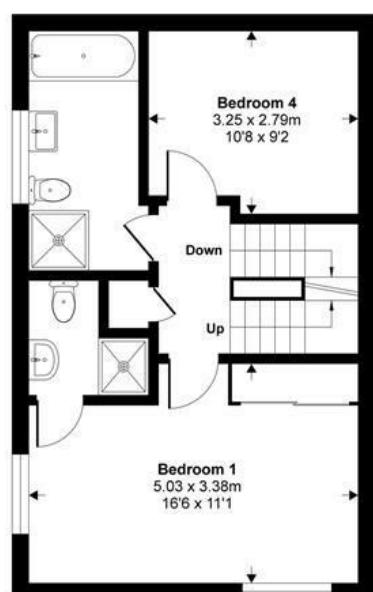


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Property  
Measurer

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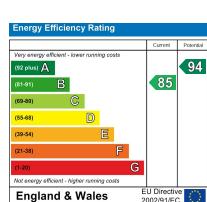
Second Floor



First Floor

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

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