



**the**  
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**17 Westcott Meadow, Wadebridge, Cornwall, PL27 7EX**

**£895 PCM**



- Two bedroom bungalow
- Single garage
- Integrated appliances
- Energy rating C

- Located in a cul-de-sac
- Rear patio & terraced garden
- Gas central heating
- Driveway parking

This well maintained bungalow is situated in a peaceful cul-de-sac in the thriving town of Wadebridge. Inside, the property comprises of the front door leading into the hallway with Karndean flooring. The kitchen includes integrated an electric double oven, gas hob, dishwasher, fridge freezer & microwave. Two double bedrooms (one small and one large) both with built-in wardrobes. The fully tiled bathroom has a mains fed shower over the bath. The good size lounge has an electric fire and French doors leading to the rear garden.

The garden is laid to lawn with a patio area, as well as a terraced flower bed. Single garage with light & power, and rear door leading to the garden. Driveway parking for two cars.

Energy Rating C (75). Council Tax Band C. Deposit £1030. Sorry, no smokers, pets, children or sharers.



Total Area: 70.3 m<sup>2</sup> ... 757 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	