

Wellington Place, Wadebridge, Cornwall

Guide Price: £260,000

STRATTON CREBER













Available via The Modern Method of Auction

This self-built property is set on a generous plot and benefits from a private driveway leading to a garage, providing ample off-road parking.

Internally, the bungalow features a bright and welcoming entrance hall, a spacious living room with plenty of natural light, and a well-appointed kitchen and archway to dining area with access to the rear garden.

There are three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or a home office. A modern family bathroom completes the internal layout.

Externally, the property boasts attractive front and rear gardens, perfect for outdoor entertaining or simply enjoying the peaceful surroundings. The rear garden offers a good degree of privacy and is mainly laid to lawn with established planting.

This property benefits from mains electricity, drainage and water with electric heating Council Tax Band - D, EPC - E.







Total floor area 120.6 m² (1,299 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

STRATTON CREBER







Council Tax Band: **D**

Tenure: **Freehold**

Viewing by appointment

T: 01841 532230
E: padstow@strattoncreber.co.uk
8 The Strand, Padstow, Cornwall, PL28 8AJ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Stratton Creber is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: PAW_PAW260139_R6PL_8