



Bond  
Oxborough  
Phillips



46 Foxdown Manor, Wadebridge  
£270,000 Freehold



Integral garage,  
enclosed rear  
garden.



**BOP KEY FACTS:**  
9/10 of our clients  
would recommend us



**BOP KEY FACTS:**  
We have 8 offices  
across North Devon  
and North Cornwall



**BOP KEY FACTS:**  
All of our offices are  
open 7 days a week

# Overview

Located in the popular area of Foxdown Manor, this deceptively spacious detached house offers comfortable living across two floors. Entering on the upper floor, there is a spacious hallway and access to three good size bedrooms (master en suite), as well as a modern family bathroom. A staircase leads down to the lower level, where there is a newly installed fitted kitchen with stainless steel double under counter oven and gas hob, from here a back door leads to the garden. Also on this level is a feature open plan dining/ sitting room with French doors leading onto the low maintenance rear garden. There is also a formal dining room with side access to the garden complete with galvanised steps leading to the front of the property. The property also benefits from driveway parking for a number of cars as well as garage with modern electric door.

Services - Gas fired central heating, mains water, electricity and drainage. Council tax - D. EPC - D.

## Key Features

- 3 BEDROOMS
- DETACHED
- TOWN LOCATION
- FAR REACHING VIEWS
- GARAGE AND PARKING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

## Directions

From our office proceed over The Old Bridge and turn right onto Egloshayle Road. Follow the road and turn left onto West Park at the roundabout. Follow the road around and continue right onto Broomfield Road. Turn left onto Branksome drive, continue up the hill and follow the road around to left until you reach Foxdown. Turn left at the T junction and down the hill, whereupon the property will be found on the right hand side with a Bond Oxborough Phillips board clearly displayed.

## Location

The property is perfectly placed for everything you need. A walk, cycle ride or drive down and in minutes you're in the town's pedestrianised centre, where shopping is still a pleasure. A range of national retailers sit alongside an eclectic mix of local independent shops and a selection of cafés, pubs and restaurants plus a Tesco.

Wadebridge still has its own small cinema, The Regal, founded some 75 years ago. The town is also the venue for some of the area's most exciting events, such as the Royal Cornwall Show and the internationally acclaimed Wadebridge Folk Festival. Wadebridge is the perfect place from which to explore the North Cornish countryside as well as being the gateway to the beautiful scenery and stunning beaches of Rock and Polzeath. The famous Camel Trail, a walk and cycle path that has replaced the old railway tracks from Bodmin to Padstow, runs through the town. You'll find attractive scenery and plenty of wildlife to be enjoyed along this riverside trail, a very pleasant, traffic free way to walk or cycle to Padstow and the coast, or inland through wooded valleys to Bodmin and the moor.

# Floorplan

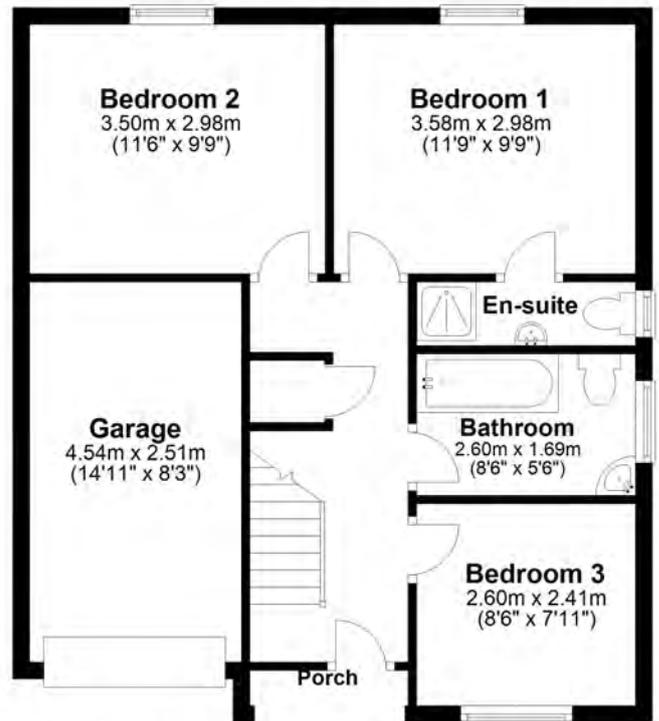
## Basement

Approx. 50.3 sq. metres (541.2 sq. feet)



## First Floor

Approx. 57.0 sq. metres (613.9 sq. feet)



Total area: approx. 107.3 sq. metres (1155.2 sq. feet)

Bond Oxborough Phillips - Not to Scale  
Plan produced using PlanUp.



**Bond Oxborough Phillips**  
*The key to moving home*

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