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14 Rowan Road

14, Rowan Road, Wadebridge, PL27 7SN



Wadebridge Town Centre 1 mile - Padstow  
7.5 miles - Polzeath 8.1 miles

## Beautifully presented modern detached house in a private cul-de-sac in Wadebridge.

- Detached House
- Four/Five Bedrooms
- Private Cul-De-Sac
- Sought After Location
- South Facing Garden
- Detached Garage
- Private Parking With EV Charging Point
- Fibre Broadband
- Freehold
- Council Tax Band: D

Guide Price £485,000

### DESCRIPTION

Built in 2013, this spacious property is beautifully presented throughout and is located in a private residential cul-de-sac with countryside views and access to the town's amenities. The property is set over four staggered levels and also benefits from a study which can be used as a fifth bedroom.

### SITUATION

The property is set in a sought after location in Wadebridge. Wadebridge town sits astride the River Camel and offers a wide variety of independent shops together with primary and 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

The front door leads into an entrance hall with access to the sitting room, study, cloakroom and stairs to the first floor. The sitting room and study both have sash windows to the front of the property and the study also benefits from a generous storage cupboard. The cloakroom comprises of a low level WC, wash hand basin and privacy sash window.

The first floor has a split level landing with the kitchen/dining room to the left and two bedrooms up some further stairs to the right. The generous kitchen/dining room benefits from a range of base and wall units, eye-level double oven, gas hob, extractor hood, sink with mixer tap, integral fridge/freezer and dishwasher, French doors to the rear garden and access to the utility room. The utility room houses the combi boiler and offers a range of base units, sink with mixer tap, space for appliances and a door to the rear garden. Bedrooms One and Three are both double rooms with far reaching views of the River Camel and surrounding countryside and Bedroom One has an en-suite shower room with walk-in shower, low level WC, wall-hung wash hand basin and wall mounted heated towel rail.

A further set of stairs lead to the top floor landing with access to two bedrooms and the family bathroom. Bedroom Two is a double room and Bedroom Four is a single, both with sash windows overlooking the rear of the property. The family bathroom benefits from a panel bath with overhead shower, wall-hung wash hand basin, low level WC, wall mounted heated towel rail and privacy sash window.

### OUTSIDE

On approach to the property is private parking and a detached garage with an up-and-over door, light and power connected and an external EV charging point. The rear garden can be accessed from either side of the house. The kitchen/dining room opens onto the south facing rear patio, perfect for alfresco dining and the garden is mostly laid to lawn and follows around to the side of the house with a greenhouse and a gate back through to the front.

### SERVICES

Mains electricity, water, drainage and gas. Fibre broadband connected. 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 vendor's appointed agents, Stags Wadebridge 01208 222333.

### DIRECTIONS

From the centre of Wadebridge, head North along Eddystone Road and at the roundabout, take the first exit onto Goldsworthy way. Continue to the next roundabout and take the second exit onto Molesworth Street. At the third roundabout, take the second exit onto West Hill and continue for 0.4 miles. Turn right onto Rowan Road and take the second left hand turning into a cul-de-sac and the property is located at the end on your left.

What3Words: ///lakeside.assume.puddles

### AGENTS NOTE

There is a maintenance charge of approximately £50 per month for the upkeep of the surrounding area.

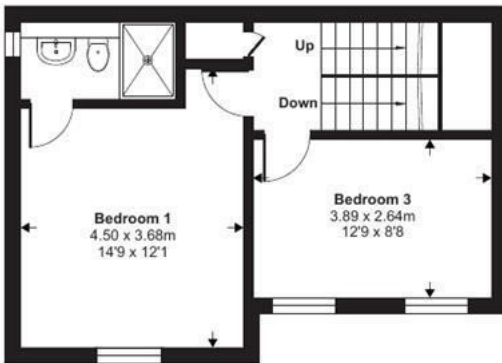
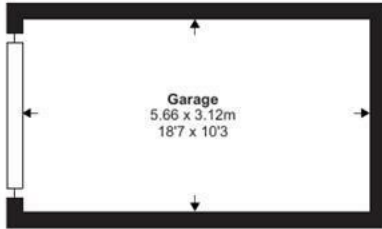


Approximate Area = 1457 sq ft / 135.3 sq m (excludes void)

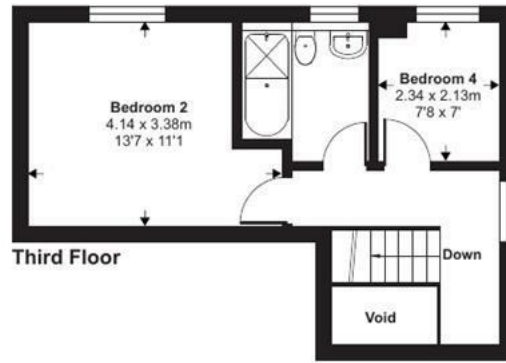
Garage = 193 sq ft / 17.9 sq m

Total = 1650 sq ft / 153.2 sq m

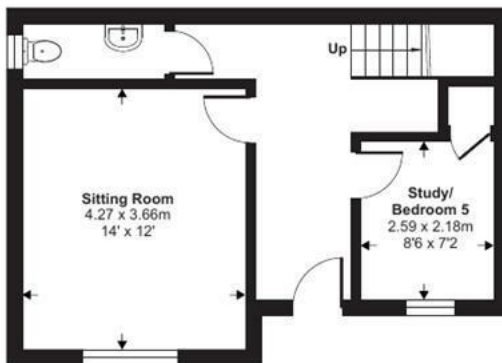
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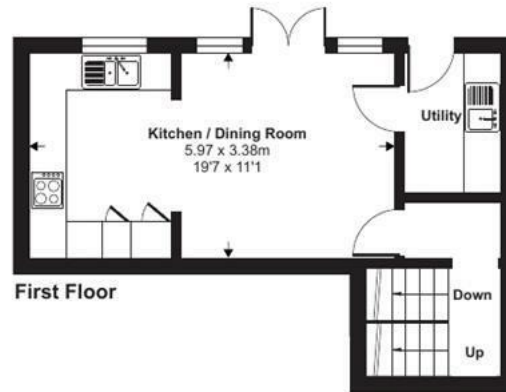
Second Floor



Third Floor



Ground Floor

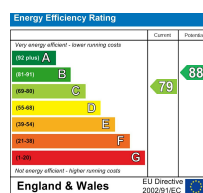


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1053649

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1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

01208 222333

wadebridge@stags.co.uk

stags.co.uk