

48 Talmena Avenue

WADEBRIDGE



Jackie Stanley
ESTATE AGENTS



- **Fully Refurbished Modern Detached House on Corner Plot in Private Cul-De-Sac**
- **Three Bedrooms with Master En-Suite**
- **Super Convenient Residential Location in Bustling Wadebridge**
- **Contemporary Kitchen & Two Stylish Bathrooms**
- **Two Reception Rooms**
- **Enclosed Rear Garden**
- **Detached Garage & Driveway Parking**
- **Far Reaching Views Across the Camel Estuary towards Bodmin Moor**



48 Talmena Avenue is a modern three bedroom detached family home located within a super convenient residential development to the western side of the market town of Wadebridge.

Number 48 boasts far reaching views across the Camel Estuary towards Bodmin Moor in the distance and occupies a corner plot in a private cul-de-sac with driveway parking, a detached garage and enclosed rear garden.

The property has recently been fully refurbished and modernised by our clients to now offer a turn key home. Improvements include a new kitchen, two new bathrooms, carpets, floor coverings and fresh decoration throughout in a soft neutral palette.

The accommodation comprises a contemporary black kitchen with a range of floor and wall cabinets and drawers with contrasting work surfaces, a tiled splashback and integrated ceramic, stainless steel extractor and electric oven. A upvc double glazed window to the rear takes in the far reaching views. The dining area has French doors to the garden and leads through to the living room. This inviting space has a central feature fireplace, a window to the front aspect and ample space for sofas and occasional furniture. The ground floor is complete with a cloakroom and entrance hallway.

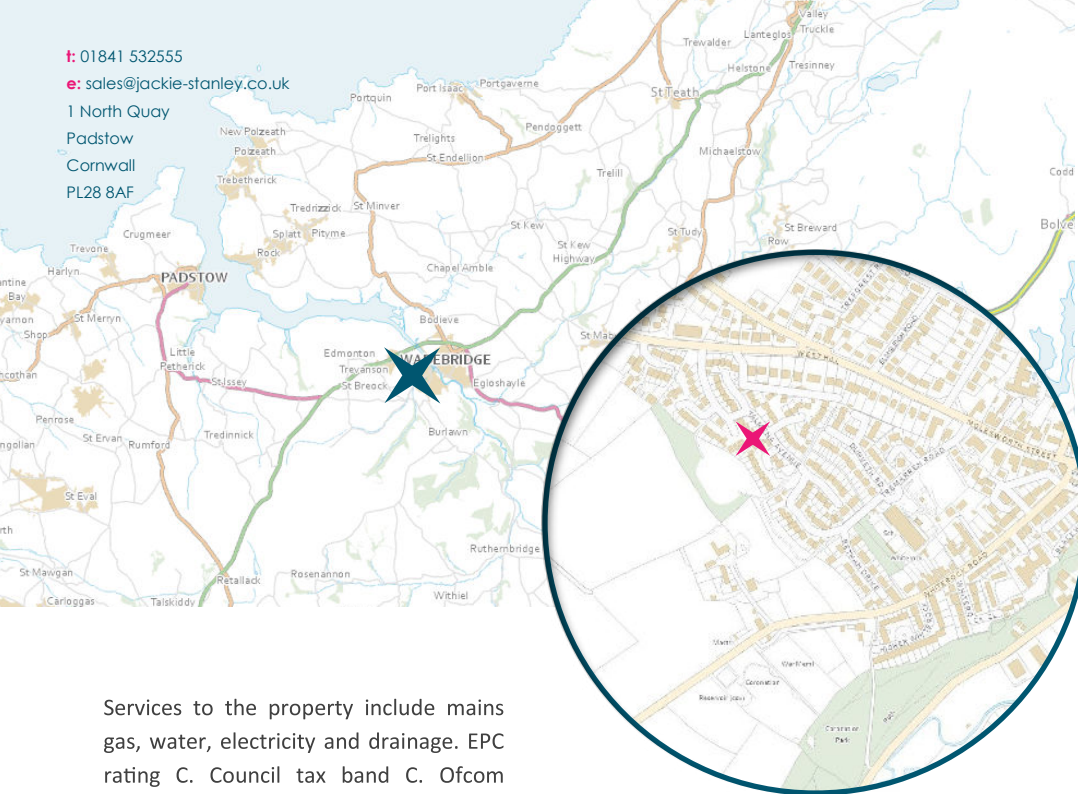
Up on the first floor are three bedrooms, two of which are considered doubles and the master bedroom with a stylish en-suite shower room. Two of the bedrooms have far reaching views towards Bodmin Moor. The family bathroom is contemporary in nature with modern grey wall tiles, a chrome heated towel rail and crisp white suite.

The rear garden is fully enclosed and tiered with timber fence boundaries, shrubs, lawn and gravelled seating area. To the front is a tarmacadam driveway with parking for two vehicles and a single detached garage with up and over door. Steps lead down the front door with further lawn to one side.

48 Talmena Avenue, Wadebridge
PL27 7RR £365,000 guide



t: 01841 532555
 e: sales@jackie-stanley.co.uk
 1 North Quay
 Padstow
 Cornwall
 PL28 8AF



Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band C. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity.

Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. Wadebridge also enjoys the Camel Trail, a popular and almost level cycle route which runs between Padstow and Bodmin, formerly the railway track. The historic and picturesque fishing town of Padstow is just six miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6, cool seafood bar Prawn On The Lawn and of course Rick Steins esteemed Seafood restaurant. The nearest station is Bodmin Parkway which is approximately 15 miles distant as is the nearest airport at Newquay.

To find 48 Talmena Avenue, drive out of Wadebridge along Westhill towards the BP garage. Approximately halfway up the hill, turn left into Talmena Avenue. Take the second turning on the right and number 48 can be found in the left hand corner of the cul-de-sac. The postcode for satellite navigation is PL27 7RR. What3words: cookie.supposing.booklets

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