84 Talmena Avenue
WADEBRIDGE
Jackie Stanley
ESTATE AGENTS

- ***Well Presented Modern Detached House of Over 1,300 Square Feet***
- ***Four Double Bedrooms with Master En-Suite***
- ***Super Convenient Residential Location in Bustling Wadebridge***
- ***Contemporary Kitchen & Stylish Bathrooms***
- ***Two Reception Rooms & Separate Utility Room***
- ***Enclosed Rear Garden with a Sunny Aspect***
- ***Garage & Driveway Parking***
- ***Far Reaching Views Across the Camel Estuary towards Bodmin Moor***

This sizeable modern four double bedroom detached family home is located within a super convenient residential development to the western side of the market town of Wadebridge. 84 Talmena Avenue boasts far reaching views across the Camel Estuary towards Bodmin Moor in the distance and has driveway parking, a garage and enclosed rear garden.

The property has been refurbished and modernised over the last couple of years by our clients to create a very comfortable family home.

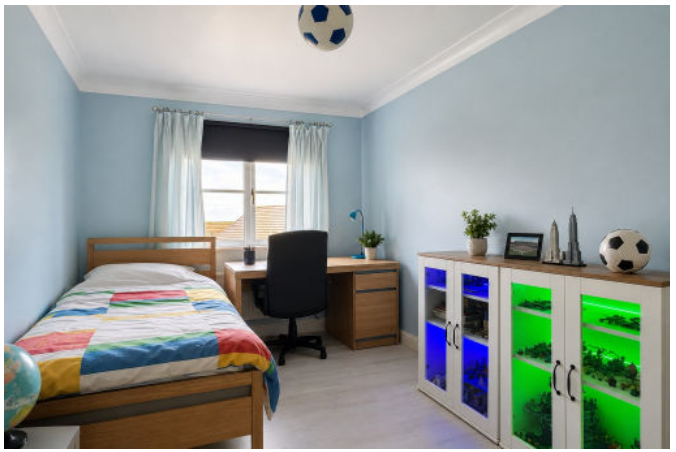
The accommodation comprises a contemporary pale grey kitchen with a comprehensive range of base cabinets and drawers with square edged granite effect work surfaces, an integral ceramic hob with stainless steel extractor, integral oven and grill, space for a dishwasher and a stainless steel 1.5 sink and drainer. A upvc double glazed window to the rear overlooks the garden.

The living/dining room is a double length room with bay window to the front elevation and French doors to the rear. Together with a coal effect gas fire central to the living space. The ground floor is complete with a cloakroom, entrance hallway and utility room home to the gas boiler.

Up on the first floor are four double bedrooms, three with built in wardrobes and the master bedroom with an en-suite shower room complete with double sized walk-in shower, overhead shower dench and handheld shower. The family bathroom is stylishly fitted with a dual flush low level WC, pedestal wash hand basin, panel enclosed bath with electric shower over, extractor, heated towel rail, tiled walls and floor, shaver point and light, obscure double glazed window to the rear.

84 Talmena Avenue, Wadebridge

PL27 7RR £415,000 guide



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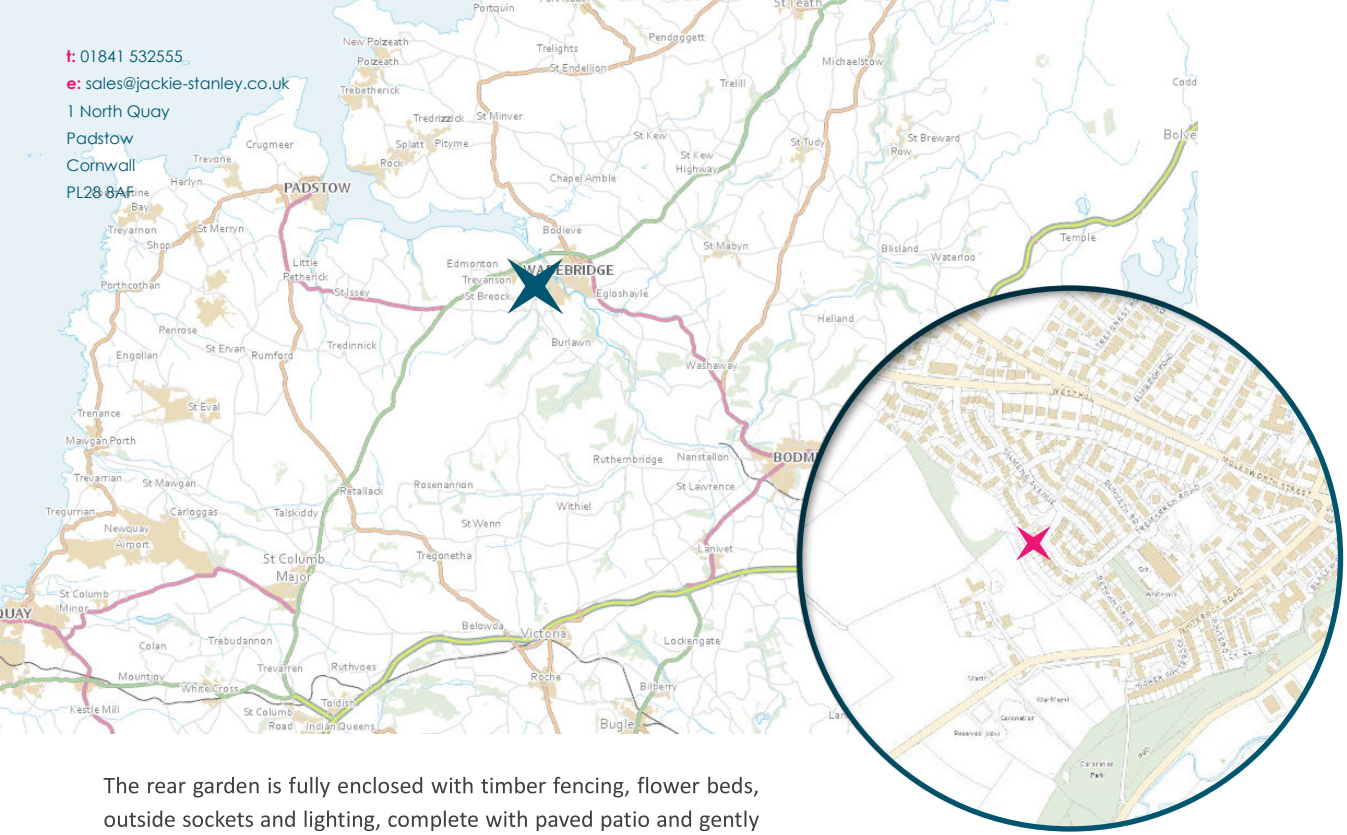


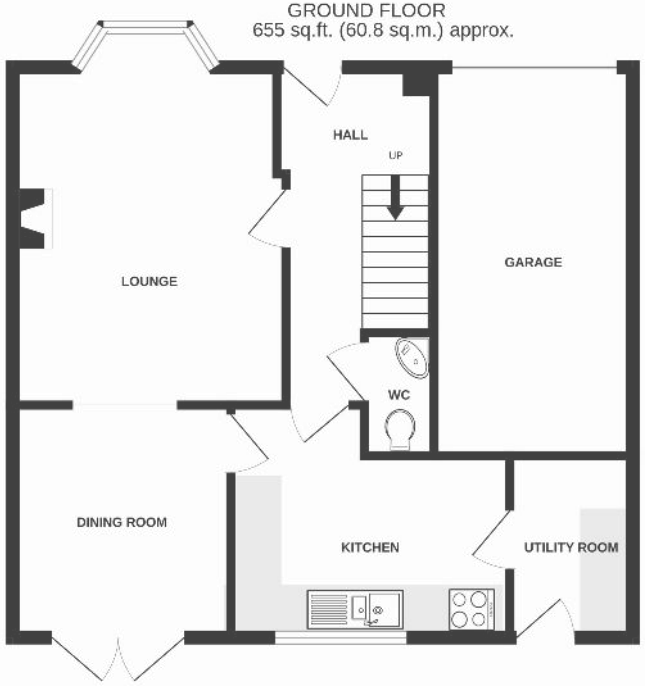
The rear garden is fully enclosed with timber fencing, flower beds, outside sockets and lighting, complete with paved patio and gently sloping lawns. To the front is driveway parking for one vehicle, access to the single double height garage, terraced lawn with shrub borders and steps up to the front door.

Services to the property include mains gas, water, electricity and drainage. EPC rating C. Council tax band D. Ofcom suggest ultrafast broadband availability. Ofcom suggest 4G mobile connectivity.

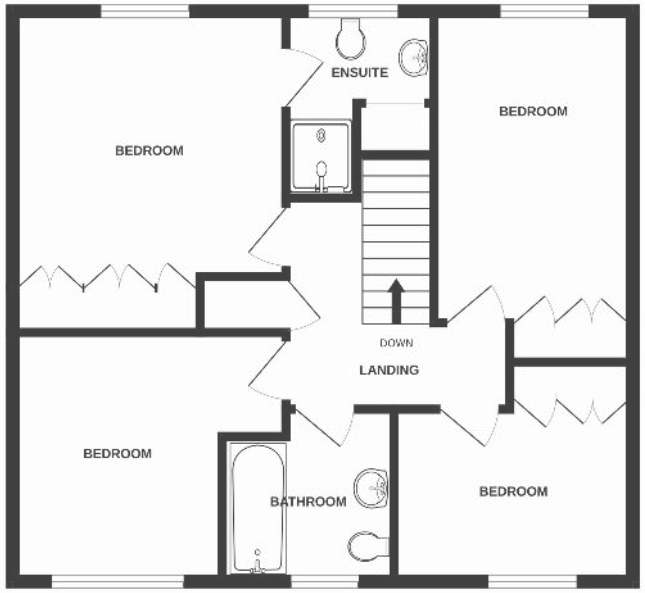
Wadebridge is a thriving market town on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. Wadebridge also enjoys the Camel Trail, a popular and almost level cycle route which runs between 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 84 Talmena Avenue, drive out of Wadebridge along Westhill towards the BP garage. Approximately halfway up the hill, turn left into Talmena Avenue. Follow the avenue through the development and number 84 will be found on the right hand side. The postcode for satellite navigation is PL27 7RR. What3words: outhouse.reporting.tribal

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

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