



Bond
Oxborough
Phillips

Changing Lifestyles

57 Burden Close,
Bodmin,
PL31 1NY



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £190,000



Changing Lifestyles

01208 814055

57 Burden Close, Bodmin, PL31 1NY



- Well-presented two-bedroom home ideal for first-time buyers, investors or downsizers
- Bright and spacious living accommodation throughout
- Modern fitted kitchen with direct access to the rear garden
- Two generously sized bedrooms
- Enclosed and private rear garden, perfect for relaxing and entertaining
- Low-maintenance outdoor space
- Gas central heating and double glazing
- Popular residential development in a convenient location
- Close to local schools, supermarkets and Bodmin town centre
- Move-in ready with neutral décor throughout
- Fantastic opportunity to step onto the property ladder or expand an investment portfolio
- Council Banding - A
- EPC - B



Situated within the popular Burden Close development, 57 Burden Close is a well-presented two-bedroom home offering comfortable, low-maintenance living, making it an ideal first-time purchase, investment opportunity or home for those looking to downsize.

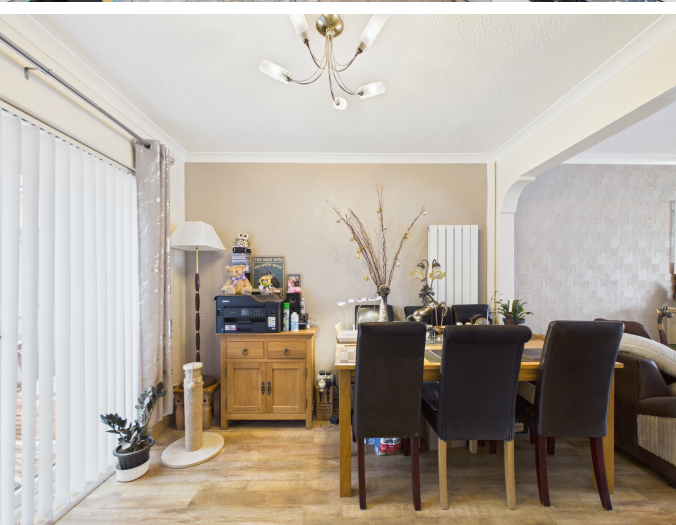
Stepping inside, the property offers bright and well-proportioned accommodation throughout, with a welcoming living room providing a relaxing space to unwind. The adjoining kitchen is practical and well laid out, offering ample storage and workspace, with direct access to the rear garden.

Upstairs, the property boasts two well-sized bedrooms, both enjoying plenty of natural light, alongside a family bathroom finished in a neutral style.

Outside, the enclosed rear garden provides a private and secure space to enjoy the warmer months, whether relaxing, entertaining friends and family or creating a low-maintenance outdoor retreat.

Conveniently located within easy reach of Bodmin town centre, the property benefits from excellent access to local shops, schools, supermarkets and leisure facilities, while the A30 is just a short drive away, providing excellent transport links across Cornwall.

Offering well-balanced accommodation in a convenient location, 57 Burden Close presents a fantastic opportunity to acquire a home that is ready to move into and enjoy.



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Burden Close is a popular residential development situated on the eastern side of Bodmin, offering a convenient setting for a wide range of buyers. The property is within easy reach of Bodmin town centre, where you'll find an excellent selection of independent shops, supermarkets, cafés, restaurants and everyday amenities, along with primary and secondary schools, healthcare facilities and leisure amenities.

Bodmin is steeped in history and surrounded by beautiful Cornish countryside, with nearby attractions including Cardinham Woods, the Camel Trail and Bodmin Moor, providing excellent opportunities for walking, cycling and outdoor pursuits.

The town is exceptionally well connected, with the A30 just a short drive away, offering straightforward access to Truro, Exeter and the rest of Cornwall. Mainline rail services are available at nearby Bodmin Parkway, providing direct links to Plymouth, Exeter and London Paddington, making the location ideal for commuters and those wishing to explore the county.

Combining everyday convenience with excellent transport links and easy access to Cornwall's stunning coastline and countryside, Burden Close is a fantastic place to call home.

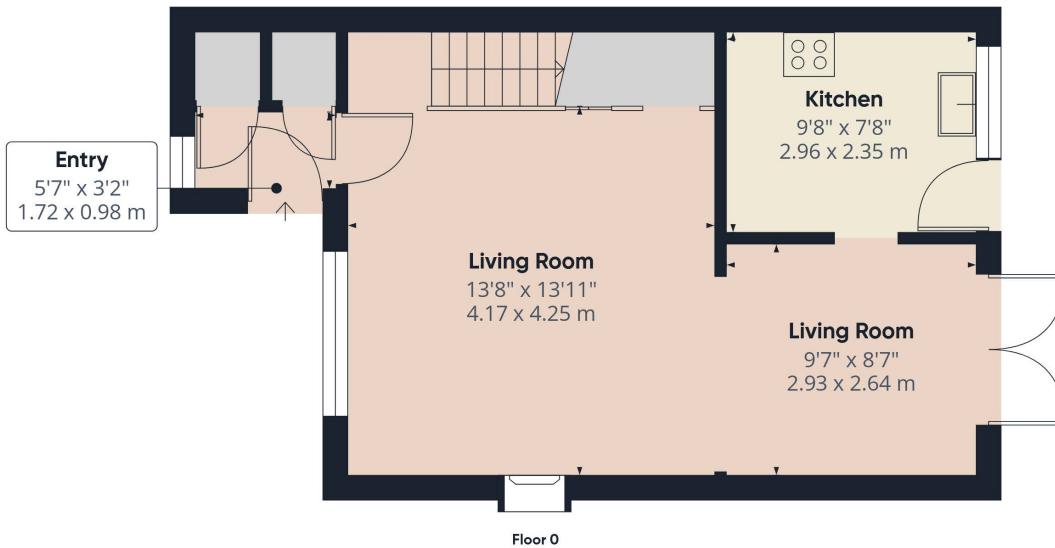


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

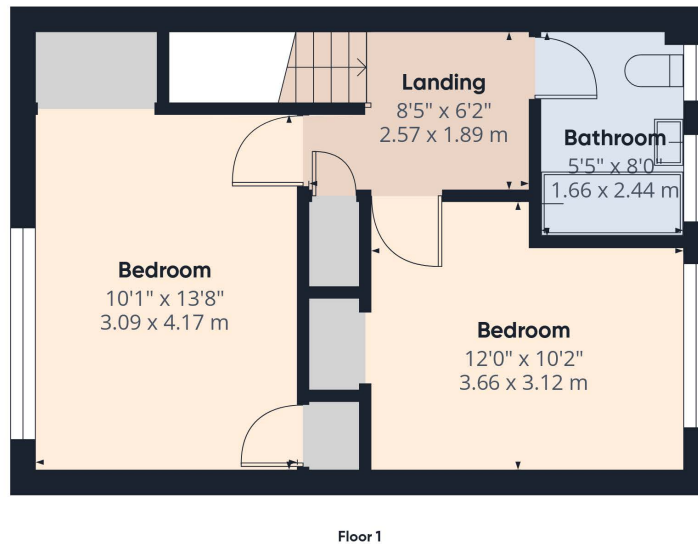
Virtual Tour:



Changing Lifestyles



Approximate total area⁽¹⁾
803 ft²
74.7 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01208 814055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose.

We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.