Bond Oxborough Phillips

Changing Lifestyles

Flat 3 Convent Of Mercy, St. Marys Road, Bodmin, PL31 1RJ

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £170,000







Flat 3 Convent Of Mercy, St. Marys Road

- Ground floor one-bedroom apartment with its own private entrance
- Spacious double bedroom with built-in overhead storage
- Generous lounge featuring a charming log-burning stove
- Beautiful wooden flooring adding warmth and character
- Fitted kitchen with dedicated dining area
- Stunning communal gardens offering a peaceful setting to relax and enjoy
- Private external storage shed providing valuable additional storage
- Characterful home within the historic Convent of Mercy development
- Ideal purchase for first-time buyers, downsizers or investment buyers seeking a low-maintenance property with period charm
- EPC - C
- Council Tax - A







Entering through your own private front door, you're welcomed into a bright entrance hallway that provides access to the accommodation.

To your right is the well-appointed bathroom, while directly ahead you'll find the spacious double bedroom. This comfortable room benefits from useful built-in storage above the bed and offers plenty of space for additional wardrobes and bedroom furniture, creating a practical and relaxing retreat.

Continuing through the property, you are welcomed into the heart of the home – a generously proportioned lounge full of character and charm. Beautiful wooden flooring runs throughout, complemented by an attractive log-burning stove, creating a warm and inviting atmosphere that's perfect for relaxing or entertaining family and friends.

Flowing from the lounge is the fitted kitchen, offering ample cupboard and worktop space alongside a dedicated area for a dining table, making it an ideal place to enjoy meals or your morning coffee.

Outside, residents can enjoy the truly beautiful communal gardens, which provide a peaceful and picturesque setting to unwind, enjoy the outdoors or simply appreciate the character of this historic development. The property also benefits from its own external storage shed, offering valuable space for bicycles, tools and additional household items.

Offering character, practicality and the convenience of ground floor living, Flat 3 is a delightful home suited to first-time buyers, downsizers or investors alike.

Converted in 2002
Lease 999 years from 2002
£150 P/A Ground Rent
£1800 Management Charge

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Situated within the historic Convent of Mercy development, Flat 3 enjoys a convenient position on the edge of Bodmin town centre, offering easy access to a wide range of everyday amenities. Bodmin provides an excellent selection of independent shops, supermarkets, cafés, restaurants, schools and healthcare facilities, all within easy reach.

The town is steeped in history and surrounded by beautiful Cornish countryside, with nearby attractions including Bodmin Moor, Cardinham Woods and the popular Camel Trail, offering fantastic opportunities for walking, cycling and outdoor pursuits. Excellent transport links, including the A30 and Bodmin Parkway railway station, provide easy connections across Cornwall and beyond, making this an ideal location for commuters, first-time buyers and those looking to enjoy all that the county has to offer.

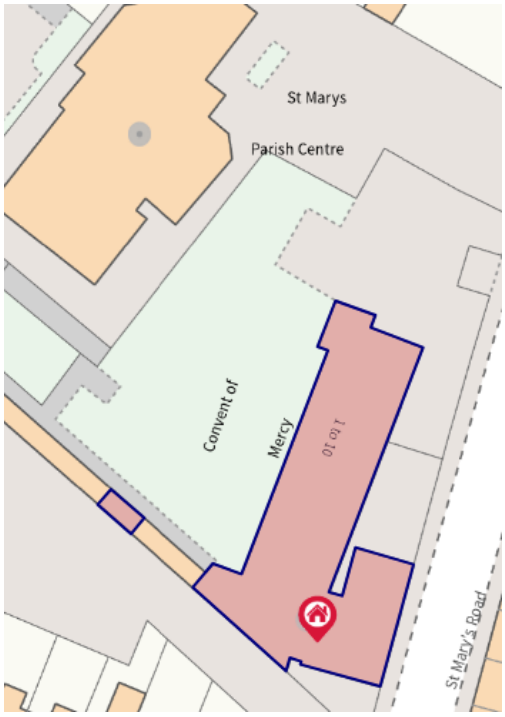
Residents of the Convent of Mercy also benefit from beautifully maintained communal gardens, providing a peaceful and picturesque setting that enhances the unique character and appeal of this historic development.





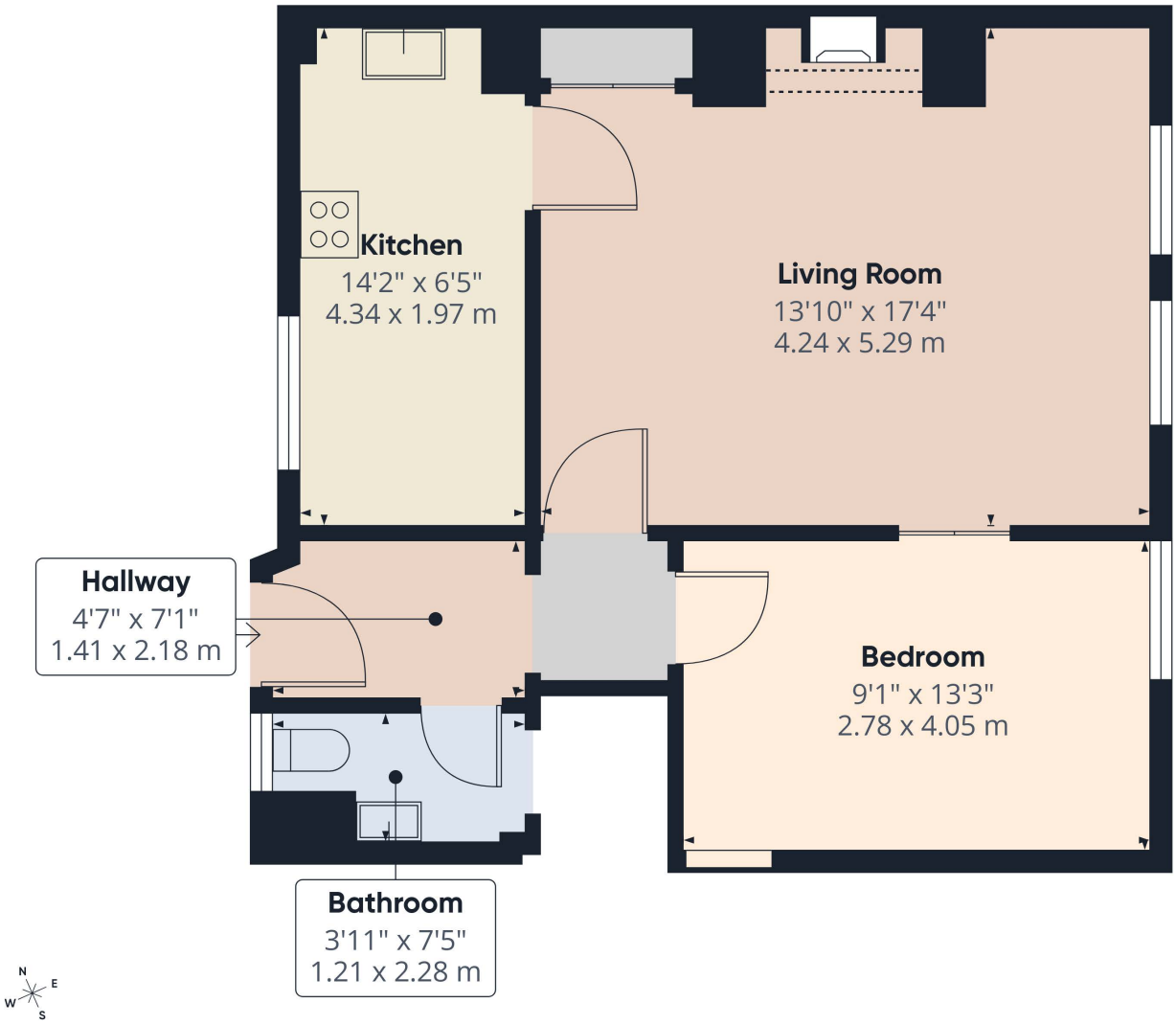






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Approximate total area(1)

530 ft²

49.3 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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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 recieve a referal 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.