



Bond
Oxborough
Phillips

Changing Lifestyles

9 Camel Court
Bodmin
PL31 2RS



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Offers Over - £230,000



Changing Lifestyles

01208 814055

9 Camel Court, Bodmin, PL31 2RS



An Immaculately Presented Three Bedroom Home with a Landscaped Rear Garden, Car Port and Spacious Living Accommodation, Tucked Away Within a Popular Residential Cul-de-Sac.

- Beautifully presented three-bedroom terraced home
- Spacious lounge with plenty of natural light
- Open-plan kitchen/dining room overlooking the garden
- Ground floor cloakroom/W.C.
- Three well-proportioned bedrooms
- Well-appointed family bathroom
- Landscaped, low-maintenance rear garden
- External utility/storage room
- Covered car port with additional communal parking
- Tucked away in a popular residential cul-de-sac
- Ideal for first-time buyers, families or downsizers
- Council Banding - D
- EPC - D



Tucked away within a popular residential cul-de-sac, 9 Camel Court is an immaculately presented three-bedroom terraced home that has been lovingly cared for by the current owner.

Combining bright, spacious accommodation with a beautifully landscaped rear garden and the added convenience of a car port, this is a home perfectly suited to modern family living.

Stepping inside, you're welcomed by a light and inviting entrance hall, complete with a generously sized cloakroom/W.C. Positioned to the front of the property, the spacious lounge provides a warm and comfortable retreat, offering ample space for a range of furnishings and creating the perfect setting to relax at the end of the day.

To the rear, the kitchen/dining room forms the heart of the home. Beautifully arranged with an excellent range of fitted units, generous worktop space and plenty of room for a family dining table, it has been designed with both everyday living and entertaining in mind. A door opens directly onto the rear garden, allowing natural light to flood the room while creating a seamless transition between the indoor and outdoor spaces.

The first floor continues to impress, offering three well-proportioned bedrooms, each presented to the same exceptional standard found throughout the home. The principal bedroom is a generous double, complemented by a further double bedroom and a versatile third bedroom, ideal as a nursery, home office or guest room. These are served by a stylish and well-appointed family bathroom.

Outside, the landscaped rear garden is a real highlight. Thoughtfully designed to be both attractive and low maintenance, it enjoys a wonderful balance of patio seating areas, decorative stone and established planting, creating a private and colourful space to enjoy throughout the year. A useful external storage room, currently utilised as a utility area, provides valuable additional practicality.

Completing the property is a covered car port, along with further off-road parking within the development. Beautifully presented from top to bottom and ready to move straight into, this fantastic home will undoubtedly appeal to first-time buyers, growing families and those looking to downsize without compromising on space or quality.



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Camel Court occupies a peaceful and sought-after position on the outskirts of Bodmin, offering a quiet residential setting away from the bustle of the town centre while remaining within easy reach of a wide range of everyday amenities. This well-established development is popular with families, professionals and those looking to enjoy a more relaxed pace of life, combining convenience with a pleasant countryside feel.

A particular highlight of the location is its close proximity to the iconic Camel Trail, one of Cornwall's most celebrated walking and cycling routes. Stretching through beautiful countryside towards Wadebridge and Padstow, it provides the perfect opportunity to enjoy the outdoors right from your doorstep. Despite its tranquil setting, Bodmin town centre is only a short distance away, offering a variety of shops, supermarkets, schools, healthcare facilities and leisure amenities.

For those needing to travel further afield, the property is ideally placed for access to the A30, while Bodmin Parkway railway station provides excellent rail connections across Cornwall and beyond.

Combining a peaceful position, convenient access to local amenities and the beauty of the surrounding countryside, Camel Court represents an appealing location for those seeking a well-connected home in a quieter corner of Bodmin.



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.

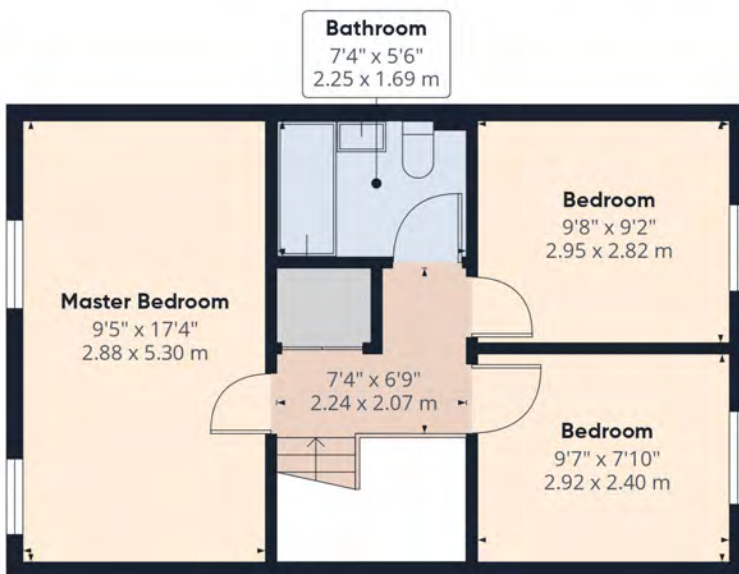
Virtual Tour:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

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.