



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Onyx Walk

Bodmin

PL31 2FS



BRITISH  
PROPERTY  
AWARDS

2025

★★★★★

**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £270,000**



Changing Lifestyles

01208 814055

# 8 Onyx Walk, Bodmin , PL31 2FS



A stylishly upgraded three-bedroom family home, arranged over three floors and offering modern living, a low-maintenance garden, garage and parking in Bodmin.

- Modern three-bedroom end-of-terrace family home
- Beautifully presented and significantly improved by the current owners
- Spacious living room with bay-style window
- Modern open-plan kitchen and dining space
- Stylish red brick-effect feature wall
- French doors opening onto the rear garden
- Arranged over three floors
- Spacious top-floor principal bedroom
- Low-maintenance rear garden with timber decking
- Excellent family-friendly location in Bodmin
- Single garage
- Council Banding - C
- EPC - B



A beautifully presented and thoughtfully improved three-bedroom end-of-terrace home, offering modern family living across three floors, with a low-maintenance garden, garage and parking.

Upon entry, the welcoming hallway provides access to the principal living accommodation. The spacious living room is a comfortable and inviting space, featuring a characterful bay-style window that allows plenty of natural light to enter. Trendy upgraded hard flooring provides a contemporary finish, while the generous proportions allow ample space for a range of furnishings. Plantation-style shutters to the windows are another thoughtful addition, adding both style and privacy and reflecting the high standard of improvements found throughout the property.

From here, the home opens into an impressive kitchen and dining area, creating a fantastic social space for modern family life. The contemporary kitchen is well equipped with a range of integrated appliances, together with an excellent amount of cupboard and worktop space. There is ample room for a dining table, making this a practical area for everyday meals as well as entertaining.

The current owners have added their own personality to the space with a stylish red brick-effect feature wall, creating an attractive focal point and adding to the modern character of the room. French doors provide direct access to the rear garden, allowing the kitchen and dining area to flow naturally into the outside space. A useful ground floor WC completes the accommodation on this level.

Moving upstairs, the first floor provides two generously proportioned double bedrooms, both offering similar levels of space and flexibility. One is currently utilised as a study, demonstrating the versatility of the accommodation and providing an excellent option for those working from home. The other bedroom offers a comfortable private space for family members or guests.

Also located on this floor is the family bathroom, finished to a high standard and comprising a WC, wash hand basin, separate bath and separate shower. The layout provides excellent functionality for family living, while the contemporary finish adds to the overall quality of the home.

Continuing to the top floor, the principal bedroom provides a spacious and private retreat. There is plenty of room for a large bed and additional furniture, while the current owners have cleverly utilised part of the room as a dressing area, further demonstrating the flexibility of the space.

A bay-style window, together with Velux windows, floods the room with natural light and creates a bright and airy feel. The accommodation is completed by a private en-suite shower room, making the top floor a particularly appealing space for the main occupants of the property.

Outside, the rear garden has been designed with low maintenance in mind, having been laid with timber decking to create a level and sociable space. It provides an ideal area for outdoor seating, entertaining or simply enjoying the warmer months, while requiring considerably less upkeep than a traditional lawned garden.

The property also benefits from a single garage and one allocated parking space, providing valuable storage and off-road parking. There is also plenty of roadside parking available locally, adding further convenience for residents and visitors.

To the front, the property is attractively finished with wooden sleepers, creating a neat and contemporary frontage. The current owners have also recently replaced the front door, adding another fresh and modern touch to the exterior.

A viewing is highly recommended to fully appreciate the space, quality and improvements this attractive Bodmin home has to offer.

# Changing Lifestyles

Bodmin is a historic and well-connected town at the heart of Cornwall, offering a convenient and appealing setting for modern family life. Surrounded by beautiful countryside, the town combines a rich heritage with a good range of everyday amenities, making it a popular choice for those looking for a balance between town and country living.

The town centre provides a variety of shops, cafés, restaurants and essential services, alongside supermarkets and local facilities. There are also a number of schools in and around Bodmin, making the area well suited to families, while the surrounding countryside provides plenty of opportunities for walking, cycling and enjoying the outdoors.

Bodmin's central location makes travelling across Cornwall particularly convenient. The A30 is easily accessible, providing direct routes towards Truro, Exeter and beyond, while Bodmin Parkway railway station offers regular mainline services for longer-distance travel.

The nearby Bodmin Moor provides an impressive natural landscape on the town's doorstep, with open countryside, woodland and numerous walking routes to explore. Cornwall's north and south coasts are also within easy reach, offering a wealth of beaches, coastal walks and picturesque towns and villages.

With its excellent connectivity, range of amenities and attractive countryside setting, Bodmin offers an appealing location for a new home, combining the convenience of town living with the space and lifestyle benefits of rural Cornwall.



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 2 Building 1



Floor 0 Building 2

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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.**

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