Bond Oxborough Phillips

Changing Lifestyles

2 Broomfield Drive, Bodmin, PL31 1QT

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Offers Over - £240,000







2 Broomfield Drive, Bodmin, PL31 1QT

Beautifully Presented Three-Bedroom Home with Quality Open-Plan Kitchen, Log Burner, Ample Parking and a Long Rear Garden

- Well-presented three-bedroom home
- Highly desirable open-plan kitchen/diner Quality finish with attractive tiled flooring
- Cosy lounge with log-burning stove
- Useful ground-floor bedroom
- Two further bedrooms upstairs
- Modern family shower room
- Separate utility room
- Long driveway providing parking for three cars
- Generous, enclosed rear garden
- Useful log store and garden shed
- Excellent family accommodation with flexible living space
- Council Banding - C
- EPC - D







A beautifully presented three-bedroom home offering spacious and versatile accommodation, a generous driveway and a particularly attractive long rear garden. Finished to a high standard throughout, the property combines modern family living with a warm and welcoming feel.

The ground floor provides an excellent flow of accommodation, with a comfortable lounge featuring a log-burning stove, creating a cosy focal point for relaxing evenings. The heart of the home is the impressive open-plan kitchen and dining room, which has been finished to a very good standard and enjoys a stylish tiled floor. The generous layout provides an ideal space for both everyday family life and entertaining.

Also on the ground floor is a well-proportioned bedroom, offering useful flexibility for families, guests or those looking for single-level accommodation. A separate utility room provides practical additional space and leads through to the rear garden.

Upstairs, there are two further bedrooms along with a modern family shower room, completing the accommodation.

Outside, the property benefits from a long driveway providing parking for up to three vehicles. To the rear is a lovely, long garden offering plenty of space for children, entertaining or simply enjoying the outdoors. At the far end of the garden is a useful log store and shed, providing excellent storage for gardening equipment and outdoor essentials.

Overall, 2 Broomfield Drive is a well-appointed and thoughtfully arranged home, offering a fantastic combination of quality accommodation, generous parking, useful ground-floor living and a sizeable garden.

Changing Lifestyles

Broomfield Drive is situated within a popular residential area of Bodmin, offering convenient access to the town's wide range of everyday amenities and facilities. Bodmin provides a good selection of shops, supermarkets, schools, healthcare services, cafés and places to eat, making it a practical location for families and those seeking a well-connected town lifestyle.

The property is also ideally positioned for exploring the wider beauty of Cornwall, with the stunning North Cornish coastline and beaches within easy reach. The nearby A30 provides excellent road connections across the county, making travel towards Wadebridge, Newquay, Truro and beyond straightforward.

For those who enjoy the outdoors, Bodmin is surrounded by beautiful countryside, while the Camel Trail provides a popular route for walking and cycling through some of the area's most attractive landscapes. Overall, 2 Broomfield Drive combines the convenience of town living with easy access to the countryside and North Cornwall's renowned coastline.





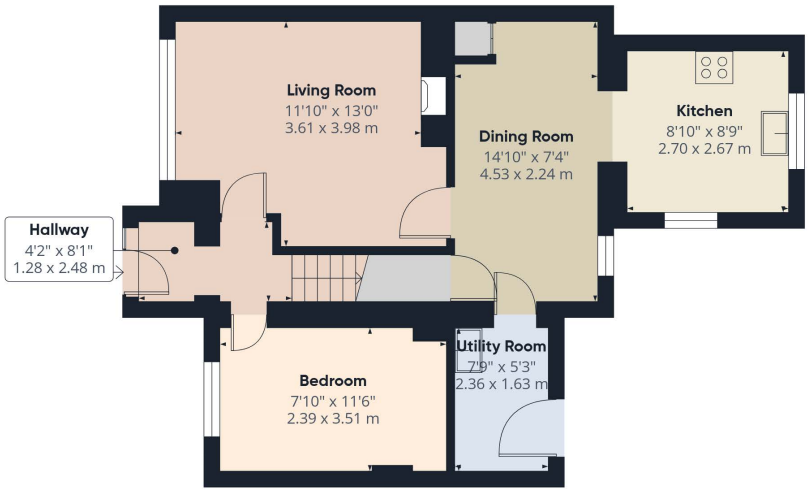




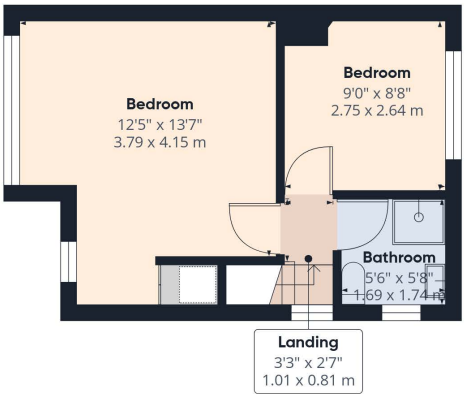


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0





Floor 1

Approximate total area(1)

813 ft²

75.7 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.

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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 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.

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