



Bond
Oxborough
Phillips

Changing Lifestyles

44 Tanners Road
Bodmin
PL31 2UW



BRITISH
PROPERTY
AWARDS

2025

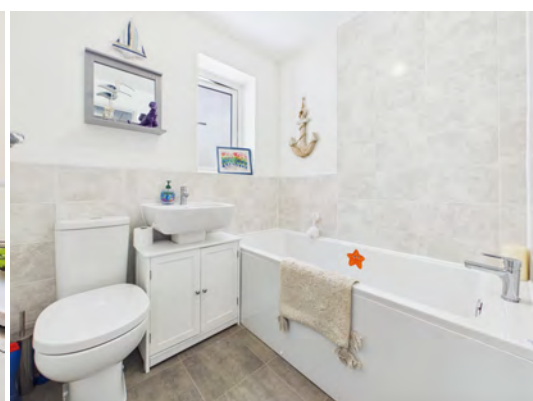
★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £230,000



Changing Lifestyles

01208 814055

44 Tanners Road, Bodmin, PL31 2UW



A stylish three-bedroom modern home with an en-suite, low-maintenance garden and two private parking spaces, perfectly positioned on the outskirts of Bodmin.

- Three Bedroom Semi-Detached Modern Home
- Popular Residential Development
- Spacious Living Room
- Modern Kitchen & Dining Room
- French Doors Leading to the Rear Garden
- Principal Bedroom with Private En-Suite
- Modern Family Bathroom
- Low-Maintenance Tiered Rear Garden
- Patio & Artificial Lawn Areas
- Useful Garden Sheds
- Two Private Parking Spaces
- Ideal First-Time Buy or Family Home
- Convenient Position on the Outskirts of Bodmin
- Council Banding - B
- EPC - B



44 Tanners Road is a superb three-bedroom semi-detached modern home, positioned within a popular newer development on the outskirts of Bodmin.

Stylishly presented throughout, the property offers well-balanced accommodation, a low-maintenance rear garden and the valuable benefit of two private parking spaces, making it an excellent choice for first-time buyers, young families or those simply looking for an easy-to-maintain modern home.

Stepping inside, you are welcomed into a bright entrance hallway. Immediately to the left is a trendy ground-floor cloakroom, fitted with a W.C. and wash hand basin, with additional space for coats and everyday essentials.

Continuing through the home, the living room provides a comfortable and inviting space to relax. A generous double window allows plenty of natural light to flow into the room, while a useful understairs storage cupboard provides a practical place to keep household items neatly tucked away.

To the rear of the property is the modern kitchen and dining room, creating a sociable heart to the home. The kitchen has been thoughtfully arranged in a U-shaped design, offering an excellent amount of worktop and cupboard space alongside room for the necessary white goods. There is ample space for a dining table and chairs, perfectly positioned in front of the French doors which open directly onto the rear garden – ideal for entertaining and allowing the outside space to become a natural extension of the home during the warmer months.

Heading upstairs, the first floor presents three well-proportioned bedrooms. The principal bedroom enjoys the added luxury of its own private en-suite shower room, complete with shower, W.C. and wash hand basin. The remaining bedrooms provide flexibility for children, guests or a home office, while a useful storage cupboard can also be found from the landing.

Completing the first-floor accommodation is the family bathroom, fitted with a bath, W.C. and wash hand basin.

Outside, the rear garden has been designed with low-maintenance living in mind. Arranged over tiers, it offers a combination of patio seating areas and artificial lawn, providing plenty of opportunity for outdoor dining, entertaining or simply enjoying the sunshine without the upkeep of a traditional garden. A useful storage sheds is positioned towards the rear of the plot. To the front, two private parking spaces accompany the property.

Modern, practical and ready to enjoy, 44 Tanners Road is a fantastic opportunity to secure a three-bedroom home in a convenient position on the outskirts of Bodmin, combining contemporary accommodation with excellent everyday practicality.



Changing Lifestyles

Tanners Road forms part of a modern and popular residential development on the outskirts of Bodmin, offering a pleasant setting that combines contemporary living with convenient access to the town and surrounding countryside.

The development is particularly well suited to families, professionals and those looking for a modern home within an established neighbourhood.

Bodmin itself provides an excellent range of everyday amenities, including supermarkets, shops, schools, leisure facilities, cafés and restaurants, together with good transport connections. The A30 is within easy reach, providing convenient access towards Truro, Newquay and West Cornwall, as well as east towards Launceston and Exeter.

For those who enjoy the outdoors, Bodmin is surrounded by some of Cornwall's most attractive countryside, with Bodmin Moor and the popular Camel Trail both easily accessible.

The trail provides a largely traffic-free route towards Wadebridge and, further on, Padstow, making the location ideal for walking and cycling.

Tanners Road therefore offers a great balance between modern residential living, everyday convenience and access to the wider North Cornwall area, while remaining nicely positioned away from the busiest parts of the town.



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



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.