



Bond
Oxborough
Phillips

Changing Lifestyles

18 Abbots Close,
Bodmin,
PL31 2AH



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £425,000



Changing Lifestyles

01208 814055

18 Abbots Close, Bodmin, PL31 2AH

Versatile Detached Bungalow with Flexible Annexe Accommodation



- Spacious Four-Bedroom Detached Bungalow
- Flexible Attached One-Bedroom Annexe
- Ideal for Multigenerational Living
- Excellent Potential for Supported Living or Home Working
- Generous & Versatile Living Accommodation
- En-Suite Facilities
- Large Garage Providing Excellent Storage
- Off-Road Parking for Up to Three Vehicles
- Annexe with Its Own External Access
- Popular Residential Location in Bodmin
- A Highly Adaptable Home Offering Numerous Possibilities
- Close to amenities
- A family home with lots to offer
- Gas Central Heating - Combi Boiler
- EPC - C and C
- Council Tax - D and A



Spacious Detached Four-Bedroom Bungalow with Flexible One-Bedroom Annexe

An exciting opportunity to acquire a spacious and versatile detached bungalow, complemented by an attached one-bedroom annexe, offering an excellent solution for those seeking flexible family accommodation, multigenerational living or space for a dependent relative.

Constructed circa 1985, 18 Abbots Close enjoys a practical and adaptable layout, with the added benefit of off-road parking for up to three vehicles, a large garage, front garden and a private rear garden.

The main accommodation is approached via steps leading to a semi-enclosed porch and seating area, providing a pleasant entrance to the property. From here, a useful vestibule gives access to the lounge and central hallway.

The principal living accommodation comprises a generous open-plan lounge and dining area, creating a welcoming space for both relaxing and entertaining. Doors provide access from the vestibule and through to the kitchen. The kitchen offers ample storage and is complemented by a useful rear lobby with access to the garden.

There are four bedrooms within the main bungalow, providing excellent flexibility for family living, guests or home working. One of the bedrooms benefits from en-suite facilities, while a separate four-piece family bathroom serves the remaining accommodation.



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The Annex

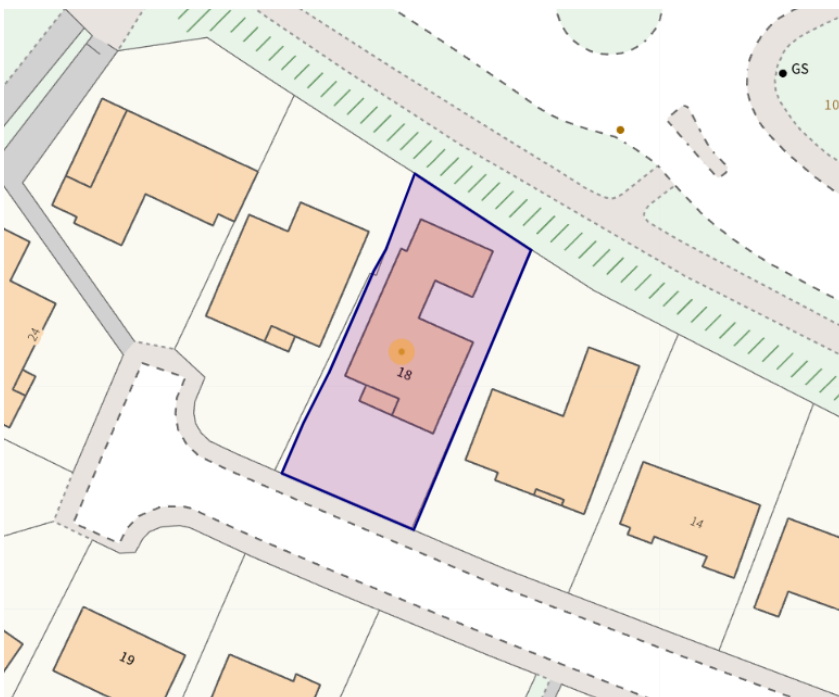
The current owners have made particularly thoughtful use of the accommodation by utilising the rear en-suite double bedroom within the main bungalow for the occupier of the annexe. This arrangement allows the bedroom within the annexe itself to function as a separate lounge, creating a more generous and versatile living environment for the annexe occupier.

The attached annexe provides a further valuable dimension to the property and benefits from its own external entrances, including a sliding patio door, whilst also having convenient access from the rear bedroom of the main accommodation.

The annexe incorporates a kitchen, living and dining area, together with flexible lounge accommodation created through the current owners' arrangement, offering a comfortable degree of independence whilst remaining connected to the main home.

This setup could be particularly useful for a family member, dependent relative, supported living arrangement or visiting guests, subject to the relevant planning restrictions.

The annexe has its own Council Tax Band A and EPC Rating C, while the main bungalow is Council Tax Band D with an EPC Rating C.



A spacious and versatile four-bedroom detached bungalow with a flexible attached annexe, offering excellent potential for multigenerational or supported living. The property features generous living accommodation, en-suite facilities, a large garage, parking for up to three vehicles, front and rear gardens, and a useful annexe with its own external access. Ideally situated in a popular residential area of Bodmin, this adaptable home offers a wealth of possibilities.

Virtual Tour:



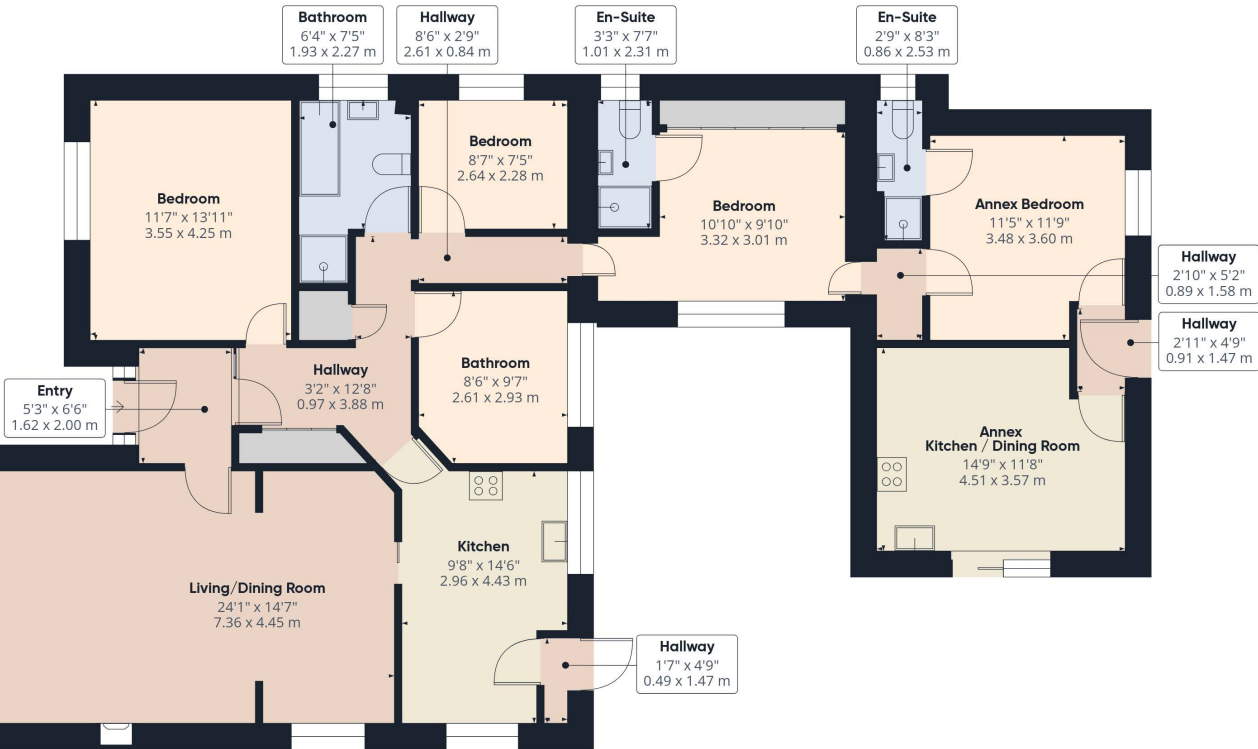


Approximate total area^m
1533 ft²
142.2 m²

(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 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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