



Bond
Oxborough
Phillips

Changing Lifestyles

27 Broomfield Drive

Bodmin

PL31 1QT



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £160,000



Changing Lifestyles

01208 814055

27 Broomfield Drive, Bodmin, PL31 1QT

A spacious three-bedroom home with plenty of potential...



- Three-bedroom semi-detached home
- Spacious, naturally light living room
- Large kitchen/diner with ample storage
- Useful sunroom with garden access
- Two generous double bedrooms
- Third bedroom with built-in storage
- Large gardens with excellent potential
- Private parking and garage
- Council Banding - D
- EPC - tbc



A well-proportioned three-bedroom semi-detached property situated in a popular residential area of Bodmin, offering spacious accommodation throughout, generous gardens, private off-road parking and a garage. The property provides an excellent opportunity for those looking for a family home with plenty of potential to personalise and improve.

Upon entering the property, you are welcomed into a spacious living room, which benefits from large windows allowing plenty of natural light to fill the space. The room provides a comfortable and versatile area for relaxing and entertaining, with a pleasant flow through to the kitchen/diner.

The large kitchen/diner offers a good amount of cupboard and worktop space, providing a practical setting for everyday family life and entertaining. There is excellent additional storage with both an under-stairs cupboard and a separate pantry cupboard, helping to keep the main living areas organised. From the kitchen, there is access into a useful sunroom, which provides additional living space and direct access onto the generous rear garden.

To the first floor are three bedrooms and the family bathroom. The two larger bedrooms are comfortable double rooms and both benefit from large windows, allowing the rooms to enjoy an abundance of natural light. The third bedroom is a useful additional room and benefits from built-in storage, making it ideal as a child's bedroom, home office or guest room.

The family bathroom is fitted with a bath, WC and wash hand basin, providing the essential facilities for family living.

Externally, the property benefits from a large rear garden, offering considerable potential for landscaping and creating an attractive outdoor space. The generous proportions provide plenty of room for seating, entertaining, gardening or family activities. The front garden also offers scope for improvement and could be landscaped to create a welcoming approach to the property.

Further benefits include private off-road parking and a garage, providing valuable additional parking, storage or potential for future use, subject to any necessary permissions.

Overall, this is a spacious and practical three-bedroom home offering excellent potential both internally and externally, with generous living accommodation, good storage, substantial gardens, parking and a garage. Its location on Broomfield Drive makes it an appealing opportunity for families, first-time buyers or those looking for a property they can update and make their own.

Changing Lifestyles

Bodmin is a historic market town situated in the heart of Cornwall, offering a convenient balance between town living, countryside and access to the coast. The town has a strong sense of history, with its origins dating back many centuries, and remains an important local centre for the surrounding communities.

The town provides a good range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, public houses, schools, healthcare facilities and other local services. The centre of Bodmin is characterised by traditional buildings, narrow streets and a number of historic landmarks, giving the town a distinctive Cornish character.

For those who enjoy the outdoors, Bodmin is particularly well placed. Bodmin Moor lies to the east and provides extensive opportunities for walking, cycling and exploring the open Cornish landscape. The Camel Trail passes nearby, providing a popular traffic-free route for cyclists and walkers between Bodmin, Wadebridge and Padstow.

Bodmin also benefits from good road connections, with the A30 providing access across Cornwall and towards Devon. Bodmin Parkway railway station is located a short distance outside the town and offers direct rail services towards Plymouth, Exeter and London, making the area attractive to commuters and those travelling further afield.

Overall, Bodmin offers a practical and well-connected location with a combination of historic character, local amenities, attractive countryside and accessibility to Cornwall's beaches and tourist destinations. It is well suited to families, commuters, retirees and those looking for a base from which to enjoy the wider Cornish landscape.

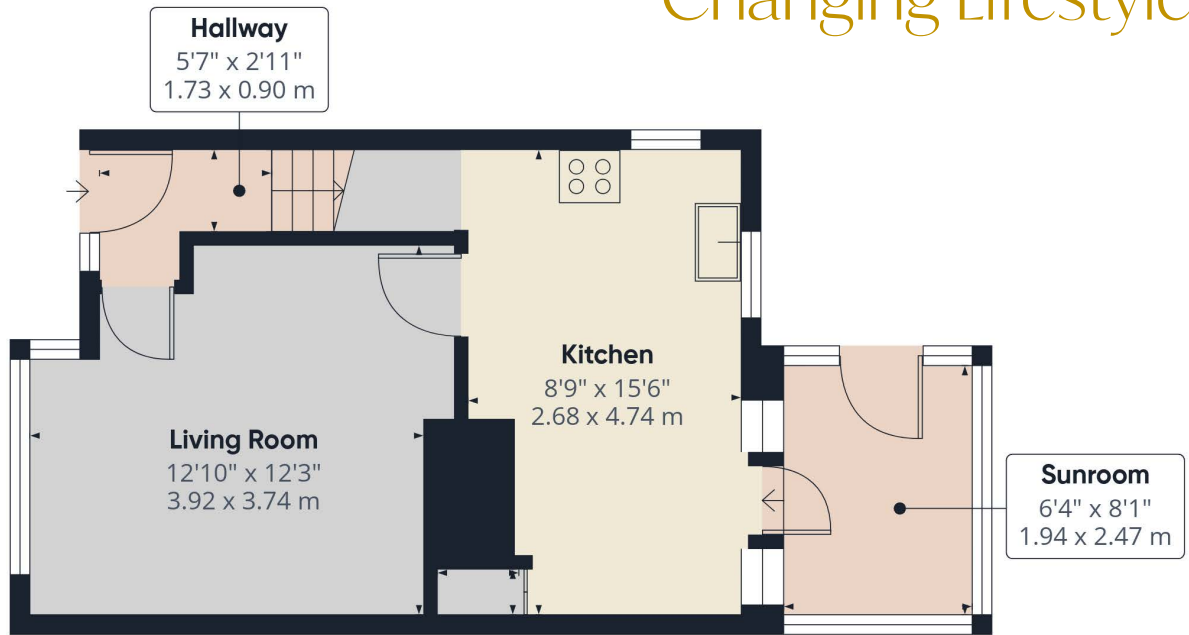


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

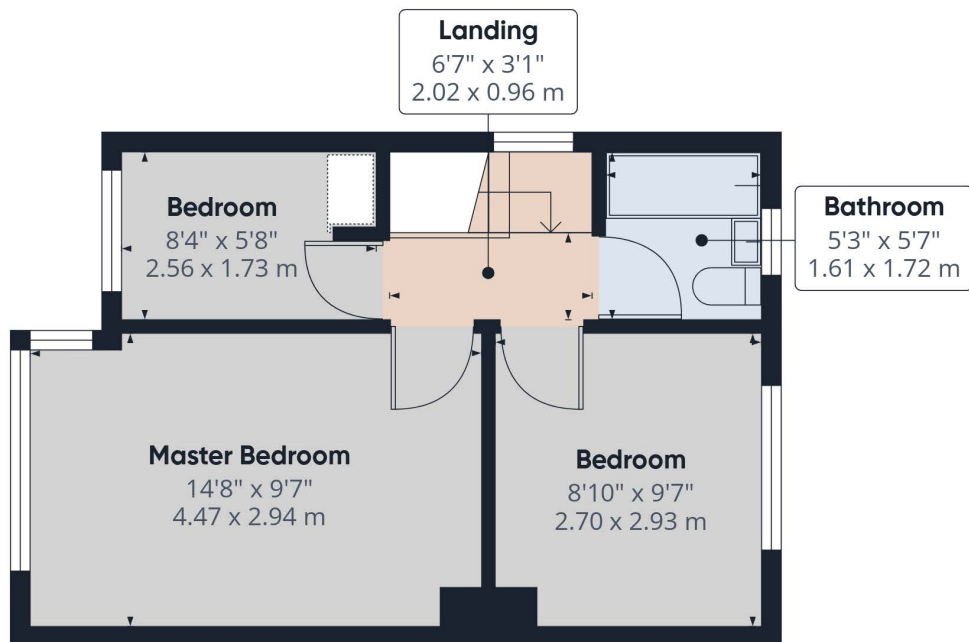
Virtual Tour:



Changing Lifestyles



Floor 0



Floor 1

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.