



Bond
Oxborough
Phillips

Changing Lifestyles

2 Treasury Court

Bodmin

PL31 2WU



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £280,000



Changing Lifestyles

01208 814055

2 Treasury Court, Bodmin, PL31 2UW



A beautifully presented three-bedroom townhouse, completed in 2023 to a high specification, offering stylish accommodation across three floors, a private south-east facing garden and two parking spaces, all within the heart of Bodmin.

- Beautifully Presented Three-Bedroom Townhouse
- Completed in 2023 to a High Specification
- Stylish Kitchen with Integrated Appliances & Breakfast Bar
- Three Generous Double Bedrooms with Built-In Storage
- Principal Bedroom with En-Suite & Views Towards Priory Park
- Air Source Heat Pump with Underfloor Heating
- Private South-East Facing Rear Garden
- Two Private Off-Road Parking Spaces
- Attractive Stone Façade & Double-Glazed Sash-Style Windows
- END OF CHAIN!
- Great Investment/First Time Buy
- Council Banding - B
- EPC - B



Situated in the heart of Bodmin, this beautifully presented three-bedroom, three-storey home was completed in 2023 and offers a wonderful combination of modern living, high-quality finishes and characterful features.

Benefiting from underfloor heating powered by an air source heat pump, a high-specification build, private rear garden and two allocated parking spaces, this impressive home is perfectly suited to those seeking a stylish, low-maintenance property in a convenient town centre location.

Upon entering the property, you are welcomed into a small entrance hallway, with a handy storage cupboard to the left and stairs rising to the first floor on the right. Continuing through the hallway, a door opens into the heart of the home, a beautifully designed open-plan kitchen, living and dining area, offering a bright and sociable space ideal for both everyday living and entertaining.

The kitchen has been thoughtfully designed in a U-shaped layout, featuring a comprehensive range of modern cabinetry, integrated appliances and generous worktop space. A convenient breakfast bar, incorporating a built-in fridge and freezer, provides additional preparation space and a lovely spot for casual dining. The living and dining areas are equally impressive, offering plenty of room for comfortable seating and a dining table. A charming wood-burning stove creates a cosy focal point, while large French doors open directly onto the private rear garden, allowing natural light to flood the room and providing a wonderful connection between indoor and outdoor living.

Moving to the first floor, a central landing provides access to two well-proportioned double bedrooms, both benefiting from built-in storage cupboards. Completing this floor is a beautifully finished family bathroom, fitted to a high standard with a shower enclosure, wash hand basin and WC.

The second floor is dedicated to the principal bedroom, creating a fantastic private retreat away from the main living accommodation. This generous double bedroom benefits from built-in storage and a dormer window enjoying lovely views towards Priory Park. A modern en-suite shower room completes the space, featuring a shower enclosure, wash hand basin and WC, all finished to the same high standard found throughout the property.

The property itself has been thoughtfully designed to blend traditional character with modern construction, featuring an attractive stone façade to the front and white rendered finish to the rear. Details such as the double-glazed sash-style windows further enhance the property's appearance, giving it a distinctive character while retaining the benefits of a recently completed home.

Externally, the property enjoys a private south-east facing rear garden, providing a lovely outdoor space to relax or entertain. The garden also benefits from a useful timber shed and raised flower bed, offering an attractive and manageable outside area. To the front of the property, two private parking spaces provide convenient off-road parking.

Combining modern energy-efficient features, beautifully presented accommodation and a convenient position within the heart of Bodmin, 2 Treasury Court offers a fantastic opportunity to acquire a recently completed home with character, comfort and practicality in equal measure.

Agent's Note: The current owners have advised that, once the development is fully completed, a management company will be formed by the property owners to oversee the maintenance of the communal areas.



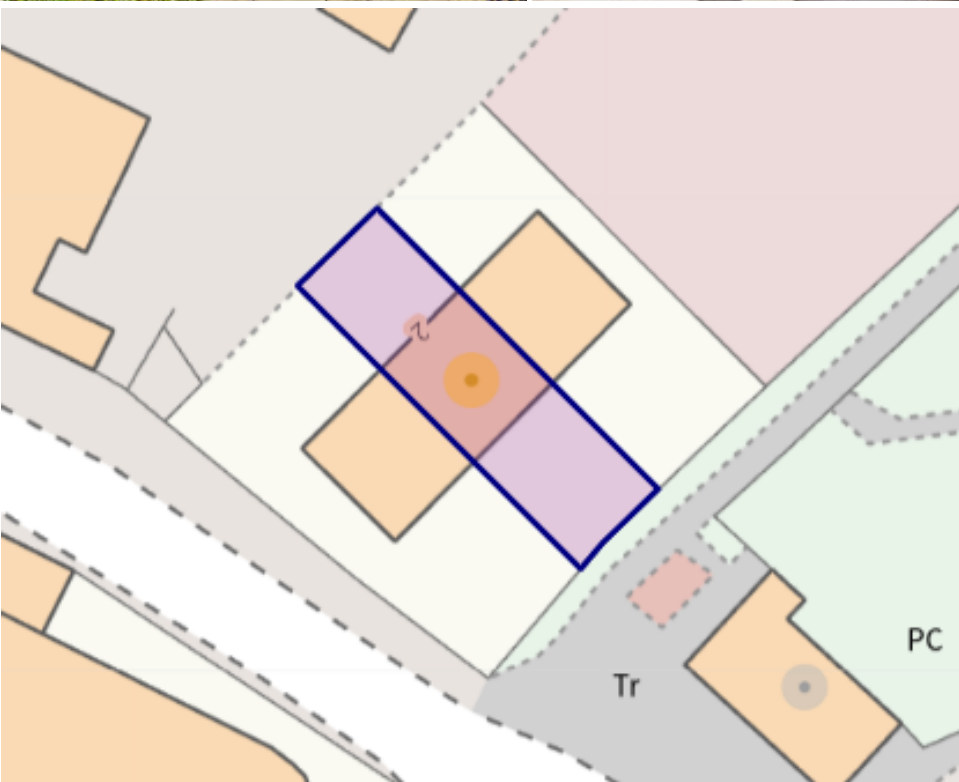
Changing Lifestyles

Bodmin is a historic market town situated in the heart of North Cornwall, offering a wonderful combination of traditional character, modern amenities and excellent access to the surrounding countryside. The town provides a wide range of everyday facilities, including independent shops, supermarkets, cafés, restaurants, leisure facilities and both primary and secondary schooling.

Surrounded by beautiful Cornish countryside, Bodmin is ideally positioned for exploring the renowned Bodmin Moor, offering fantastic walking and outdoor pursuits. The popular Camel Trail is also easily accessible, providing a scenic route towards Wadebridge and Padstow. For those seeking the coast, the picturesque beaches of North Cornwall, including Polzeath, Rock and Port Isaac, are within comfortable driving distance.

Bodmin benefits from excellent transport connections, with easy access to the A30 providing links throughout Cornwall and into Devon. Bodmin Parkway railway station offers mainline services towards Plymouth, Exeter and London Paddington, making the town a convenient location for commuters and those travelling further afield.

Combining a rich history, excellent local amenities and a central Cornish location, Bodmin continues to be a popular choice for families, professionals and those looking to enjoy everything North Cornwall has to offer.



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



Floor 2



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.