Bond Oxborough Phillips

Changing Lifestyles

42 Gilbert Road

Bodmin

PL31 2BY

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



OIEO - £325,000







42 Gilbert Road, Bodmin, PL31 2BY

A well-presented four-bedroom detached family home offering versatile living accommodation, enclosed rear garden, garage and parking, all with no onward chain..

- Well-presented four-bedroom detached home
- No onward chain
- Spacious living/dining room with garden access
- Modern kitchen with separate utility room
- Versatile study/snug or additional reception room
- Principal bedroom with en-suite shower room
- Enclosed rear garden with patio and decking
- Single garage and private off-road parking
- Council Banding - D
- EPC - C







An excellent opportunity to acquire this well-presented four-bedroom detached family home, situated in a popular residential area of Bodmin. Offering spacious and versatile accommodation throughout, the property features a generous living/dining room, modern kitchen, separate utility room and an additional reception room. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities. Outside, the home enjoys an enclosed rear garden, single garage and private parking. Offered to the market with no onward chain this attractive property is ideally suited to families looking for a comfortable and practical home.

Upon entering, you are welcomed into a bright and spacious entrance hallway, providing access to the main ground-floor rooms.

To the left is an impressive living/dining room, offering plenty of space for comfortable seating and a family dining table. Double doors open directly onto the rear decking, allowing natural light to flow through the room and providing easy access to the garden.

On the opposite side of the hallway is a second reception room, ideal for use as a study, snug or playroom. Its flexibility makes it particularly appealing to those working from home or requiring an additional living space.

Continuing towards the rear, the hallway benefits from a useful understairs cupboard and a convenient downstairs WC.

The modern kitchen is well equipped with an extensive range of cupboards and worktop surfaces, a built-in oven and space for freestanding appliances, including a fridge freezer and dishwasher. Adjoining the kitchen is a separate utility room, complete with a sink and external door leading to the garden.

Stairs rise to a central landing, providing access to all four bedrooms, the family bathroom and an additional storage cupboard.

The principal bedroom is a comfortable double room with the added luxury of a private en-suite, fitted with a walk-in shower, wash hand basin and WC.

Three further bedrooms offer plenty of flexibility for family living, guest accommodation or alternative uses, depending on the purchaser's needs.

Completing this floor is the family bathroom, featuring a bath with overhead shower, wash hand basin and WC.

The enclosed rear garden provides a pleasant outdoor setting with plenty of scope for further improvement and personalisation. A paved patio extends across the rear of the property, while a separate decked area creates an ideal spot for outdoor seating or entertaining during the warmer months.

Established shrubs and planted borders add character to the garden, which offers a good balance of usable outdoor space and potential for landscaping.

The property also benefits from a single garage and private off-road parking, providing additional storage and everyday convenience.

With its flexible layout, four bedrooms and practical family accommodation, this detached home represents an appealing opportunity in an established residential setting. Available with no onward chain, viewing is highly recommended.

Changing Lifestyles

Bodmin is a historic market town situated in the heart of Cornwall, offering an excellent range of local amenities and convenient access to both the north and south coasts. The town provides a variety of independent shops, supermarkets, cafés, restaurants and leisure facilities, alongside primary and secondary schooling, making it an appealing location for families and professionals alike.

Surrounded by beautiful Cornish countryside, Bodmin is ideally positioned for those who enjoy outdoor pursuits, with nearby Bodmin Moor offering scenic walking routes and breathtaking landscapes. The popular Camel Trail is also easily accessible, providing a picturesque route for walking and cycling towards Wadebridge and Padstow.

Bodmin benefits from excellent transport connections, with easy access to the A30 and A38, linking the town to the wider county and beyond. Bodmin Parkway railway station provides mainline services, while the stunning beaches and coastal destinations of North Cornwall, including Polzeath, Rock and Padstow, are within comfortable driving distance.

Combining everyday convenience, rich local heritage and access to some of Cornwall's most attractive countryside and coastline, Bodmin remains a popular choice for those seeking a well-connected place to call home.











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

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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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