Bond Oxborough Phillips

Changing Lifestyles

68 Gilbert Road,
Bodmin,
PL31 2FF

BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN WADEBRIDGE & ROCK



Guide Price - £210,000







68 Gilbert Road, Bodmin, PL31 2FF

A spacious three-bedroom home with no chain.. benefiting from en-suite principal bedroom, enclosed rear garden, allocated parking and excellent potential to make your own..

- Well-proportioned three-bedroom accommodation
- Generous lounge with feature fireplace
- No chain!!
- Kitchen/dining room with garden access
- Principal bedroom with fitted storage and en-suite
- Two further bedrooms
- Family bathroom with shower over bath
- Spacious loft with standing head height and potential for further use (subject to consents), benefiting from an integral ladder
- Private, enclosed rear garden with covered patio seating area
- Additional paved terrace and useful garden shed
- Excellent opportunity for buyers looking to personalise and add value
- EPC - C
- Council Banding - C







Upon entering the property, you are welcomed into an inviting entrance hallway, complete with a convenient ground-floor cloakroom and access to the main living accommodation. The spacious lounge provides a comfortable setting for relaxing and entertaining, featuring laminate flooring, a characterful fireplace creating an attractive focal point, and a staircase rising to the first floor.

Positioned towards the rear of the property is the kitchen/dining room, offering a practical space for everyday living. The kitchen is fitted with a range of wall and base units, complemented by an integrated oven, hob and extractor fan, alongside additional room for freestanding appliances. With direct access to the rear garden, this area offers excellent potential for modernisation and personalisation, allowing buyers to create a space suited to their individual tastes.

Ascending to the first floor, the principal bedroom is a well-proportioned room, benefiting from fitted wardrobes and its own en-suite shower room. Two further bedrooms provide flexible accommodation, with one also featuring built-in storage. Completing this level is a family bathroom, fitted with a bath and overhead shower, wash hand basin and WC.

An additional feature of the property is the spacious loft area, which benefits from standing head height and provides valuable storage space. This area also offers potential for alternative uses or conversion, subject to the relevant planning permissions and building regulations.

Externally, the enclosed rear garden enjoys a good degree of privacy and offers a pleasant combination of outdoor spaces. A covered patio provides a sheltered spot for seating and entertaining, while steps lead to a further paved terrace, creating an additional area to relax or enjoy the warmer months. The garden also benefits from a useful storage shed.

A rear access gate leads directly to the allocated parking area, providing convenient access to the property and completing this appealing home.

Changing Lifestyles

Gilbert Road is situated within an established residential area of Bodmin, a thriving market town in the heart of Cornwall. The property is conveniently positioned for access to the town centre, where a range of everyday amenities can be found, including supermarkets, independent shops, cafés, restaurants and leisure facilities. There are several nearby schools, including St Petroc's Primary School and Bodmin College, making the location particularly convenient for families.

Bodmin also offers excellent access to the surrounding Cornish countryside, with the popular Camel Trail providing beautiful walking and cycling routes towards Wadebridge and Padstow. The historic Bodmin & Wenford Railway, Bodmin Jail and Bodmin Beacon Nature Reserve are among the town's attractions. For commuters, the A30 is easily accessible, providing convenient connections across Cornwall, while Bodmin Parkway railway station offers mainline links further afield.

Overall, Bodmin provides a convenient balance of everyday amenities, schooling, transport connections and access to some of Cornwall's most attractive countryside.





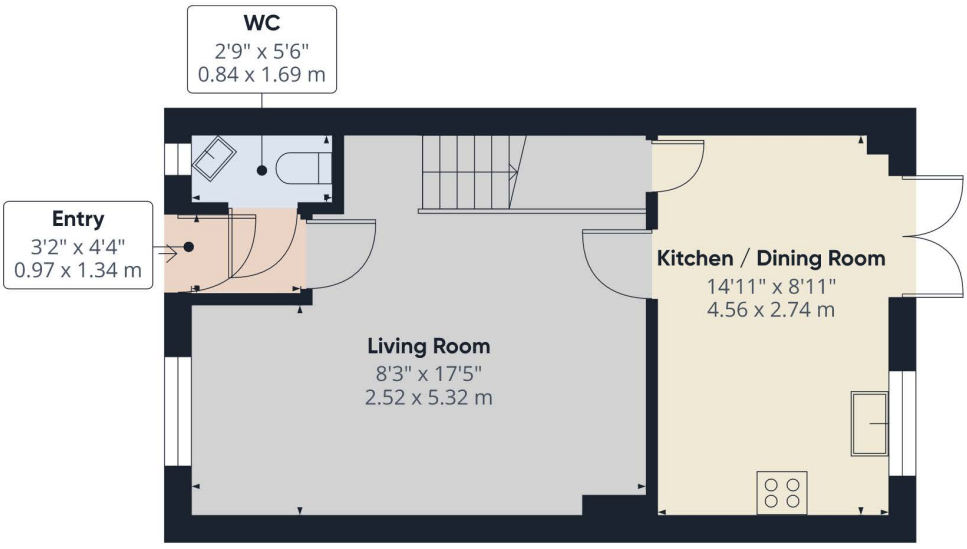




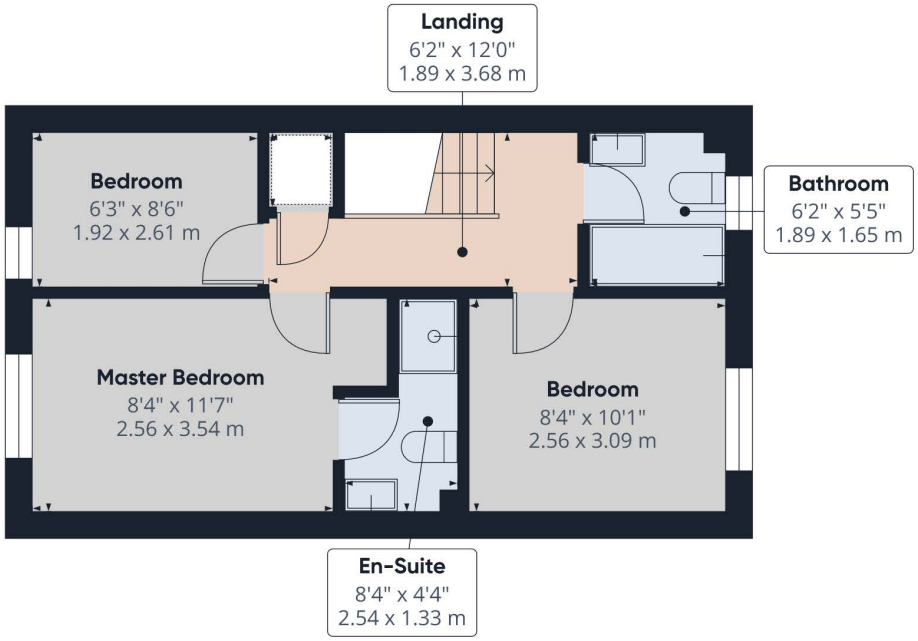


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Virtual Tour:



Floor 0



Floor 1

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 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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