



Bond
Oxborough
Phillips

Changing Lifestyles

2 Mudge Walk

Bodmin

PL31 2GJ



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £290,000



Changing Lifestyles

01208 814055

2 Mudge Walk, Bodmin



Spacious Three-Bedroom Detached Home in a Sought-After Bodmin Development

- Impressive Detached Modern Home
- Three Bedrooms
- Family Bathroom & Master En-Suite
- Spacious Kitchen/ Diner
- Private Rear Garden
- Off-Road Parking and Garage
- Popular Town Location
- EPC - C
- Council Banding- C



Welcome to 2 Mudge Walk, a beautifully presented three-bedroom detached home situated in a popular residential development in Bodmin. Offering generous living space, modern interiors, and excellent outdoor amenities, this property is ideal for families or those looking for a well-proportioned home in a convenient location.

Upon entering, you are greeted by a stylish and spacious kitchen/diner, perfect for both everyday living and entertaining. The ground floor also features a convenient WC and a separate living room, which provides a cozy yet bright space to relax. Double doors from the living room open onto the rear garden, creating a seamless indoor-outdoor flow, while an additional door from the kitchen provides another access point to the garden.



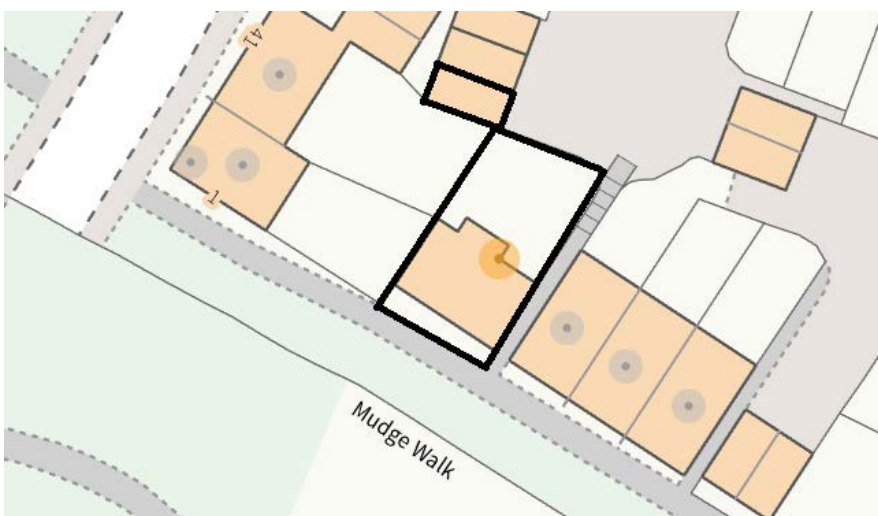
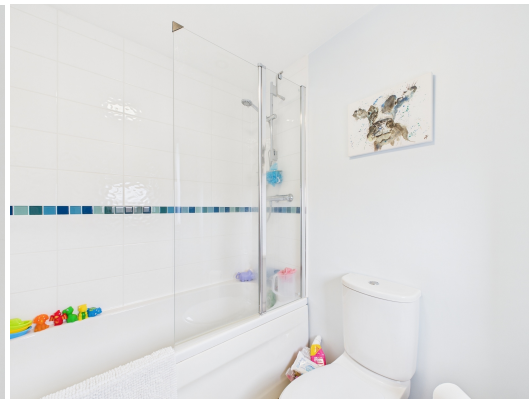
Upstairs, the property boasts three well-proportioned bedrooms, including a particularly spacious master bedroom with its own private en-suite bathroom. A modern family bathroom serves the remaining two bedrooms, ensuring practicality for a growing family or visiting guests.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and relaxation. Additionally, there is private parking and a detached garage, providing excellent storage and convenience.

Offering a fantastic blend of space, style, and practicality, 2 Mudge Walk is a must-see for anyone seeking a modern home in Bodmin.

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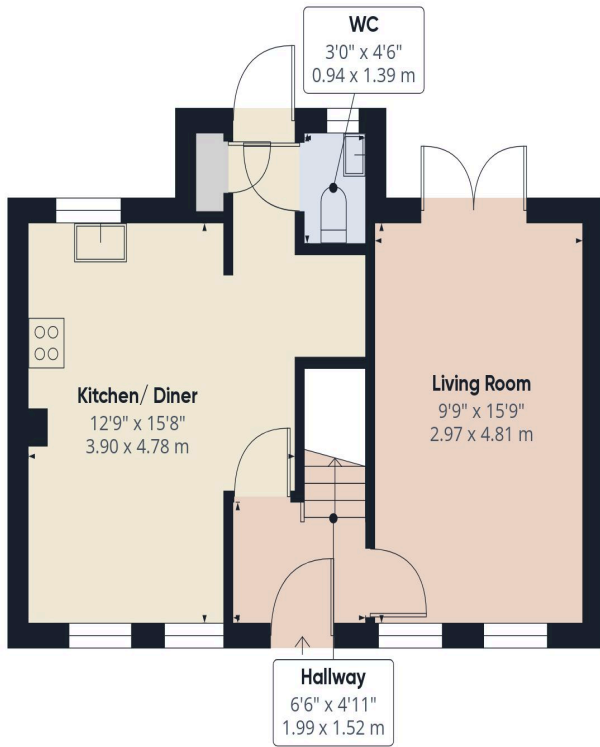
Bodmin is a historic town in the heart of Cornwall, known for its rich heritage, charming character, and excellent access to both the coast and countryside. As one of Cornwall's oldest towns, it boasts landmarks such as Bodmin Jail, the historic Shire Hall, and the scenic Camel Trail, a popular route for walkers and cyclists. The town offers a range of amenities, including shops, schools, cafés, and restaurants, while its central location provides easy access to the A30, making it a convenient base for exploring the wider region. With a strong sense of community, beautiful surrounding landscapes, and a blend of history and modern conveniences, Bodmin is an ideal place to live for families, professionals, and retirees alike.



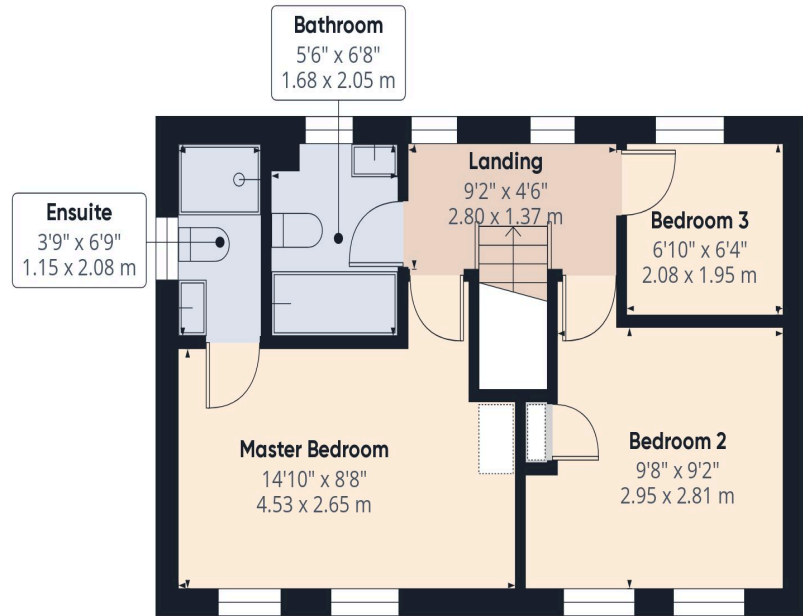
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

Scan here for
our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 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.

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