



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

18 Gartland Drive

Bodmin

PL31 2TN



BRITISH  
PROPERTY  
AWARDS

2023

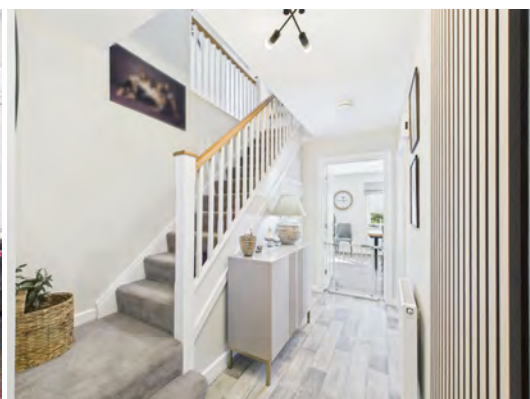
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £375,000**



Changing Lifestyles

01208 814055



# 18 Gartland Drive, Bodmin, PL31 2TN



A Stylishly Upgraded Modern Family Home with Landscaped Gardens and Exceptional Living Space.

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning Open Plan Kitchen/Dining Room
- Practical Utility Room
- Private Landscaped Rear Garden
- Summer House Included!
- Off-Road Parking
- Integral Garage with Electric Door
- Popular Town Location
- Extended Driveway
- Great Family Home!
- Council Banding - D
- EPC - TBC



Set in a sought-after residential area, 18 Gartland Drive is a beautifully presented four-bedroom detached home offering contemporary living across two well-appointed floors.

Enhanced by a stunning landscaped rear garden, modern open-plan interiors, and thoughtful upgrades by the current owners, this property is perfect for growing families seeking space, style, and comfort.

Upon entry, you're welcomed into a bright and inviting hallway that sets the tone for the rest of the home. To the left, a convenient ground-floor W.C. adds everyday practicality. To the right, a generously sized living room offers ample space for the whole family to relax. A charming bay-style window adds character to the space, while dual-aspect windows fill the room with natural light.

Flowing seamlessly to the rear of the home is the impressive open-plan kitchen and dining area — the heart of the property. The contemporary kitchen is fully fitted with modern appliances, extensive worktop space, and a central breakfast bar for casual dining. French doors lead directly to the landscaped garden, inviting indoor-outdoor living. Adjacent to the kitchen is a handy utility room, providing space for white goods and additional storage.

Upstairs, the first floor offers four well-proportioned double bedrooms, providing versatility and comfort for families or guests. Bedroom two features sleek built-in wardrobes and a private en suite shower room. The master bedroom is equally impressive, complete with built-in wardrobes and its own modern en suite. One of the additional bedrooms has been styled as a cosy snug by the current owners, highlighting the flexibility of the space. A stylish family bathroom completes the floor, fitted with a bath, separate shower, W.C., and basin.

Externally, the rear garden has been thoughtfully landscaped to create a relaxing and practical outdoor space. Highlights include an extended patio area, a raised decking area ideal for outdoor dining, mature shrubs and planting, and a charming summer house currently used as a pizza room — perfect for entertaining.

To the front, the property benefits from a recently extended driveway providing private off-road parking for multiple vehicles, alongside a neat front garden. An integral single garage with an electric door adds further convenience and storage.

Beautifully maintained and upgraded by its current owners, 18 Gartland Drive is a superb example of modern family living in a desirable location. A viewing is highly recommended to fully appreciate everything this home has to offer.





# Changing Lifestyles

Nestled in the heart of Cornwall, Bodmin is a historic market town that blends rich heritage with modern convenience. Once the county's administrative centre, Bodmin is home to a fascinating past — including the famous Bodmin Jail — and sits on the edge of the stunning Bodmin Moor, an Area of Outstanding Natural Beauty known for its dramatic landscapes and excellent walking routes.

The town offers a wide range of local amenities including supermarkets, independent shops, cafés, schools, and healthcare facilities, making it a practical and popular choice for families and professionals alike. Bodmin is also well-connected, with easy access to the A30 and A38 for travel across Cornwall and beyond. The nearby Bodmin Parkway railway station provides regular services to London Paddington and other major cities, enhancing its appeal for commuters and those seeking a second home.

Outdoor enthusiasts will love the proximity to the Camel Trail, a scenic walking and cycling route stretching all the way to Padstow. With a strong sense of community, a growing food and drink scene, and easy access to both coast and countryside, Bodmin continues to evolve while retaining its authentic Cornish charm.



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

## 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.