



Bond
Oxborough
Phillips

Changing Lifestyles

5 Abbey Mews

Bodmin

PL31 1PA



BRITISH
PROPERTY
AWARDS

2023

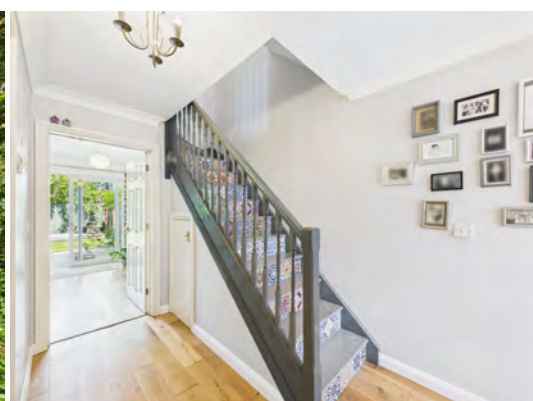
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £220,000



Changing Lifestyles

01208 814055

5 Abbey Mews, Bodmin, PL31 1PA



5 Abbey Mews - A beautifully presented three-bedroom semi-detached home offering spacious modern living

- Impressive Semi-Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning Rear Garden
- Spacious Living Space
- Practical Downstairs W.C
- Private Large Store
- Popular Town Location
- Council Banding - B
- EPC - C



Located in a popular residential area of Bodmin, 5 Abbey Mews is a beautifully presented three-bedroom semi-detached home, offering modern living with versatile indoor and outdoor space – perfect for families or first-time buyers.

Upon entering the property, you're welcomed into a bright and inviting hallway. To the left, a convenient ground floor W.C. adds practicality for everyday living. Continuing through, the stylish kitchen and dining area boasts modern appliances, ample countertop space, and room for a family dining table – ideal for both everyday meals and entertaining.

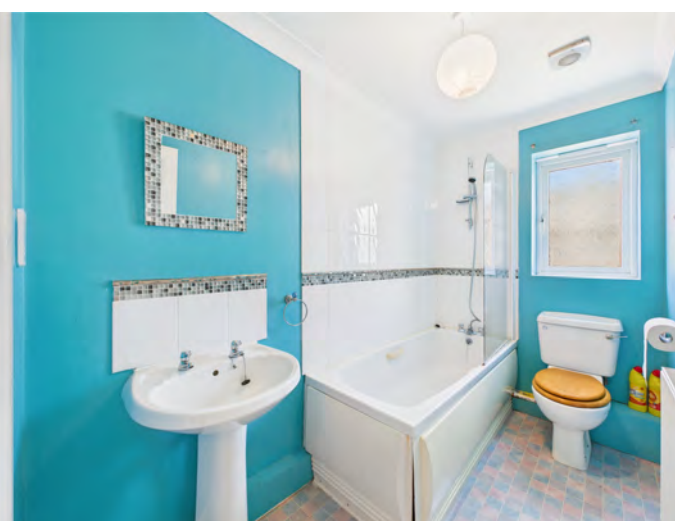
To the rear of the property, a generous living room provides a comfortable and spacious setting to relax and unwind, with double doors opening directly onto the rear garden – perfect for those warmer evenings and outdoor dining.

Upstairs, the home offers three well-proportioned bedrooms and a contemporary family bathroom complete with a bath and shower unit, W.C., and basin. The standout feature is the master bedroom, which benefits from its own private en-suite shower room, offering a peaceful retreat.

Externally, the property enjoys a well-sized, private rear garden with mature shrubs, patio area, and a raised decking space – ideal for relaxing or entertaining. A useful lean-to store is located to the side of the property, providing excellent external storage and potential for future development (subject to the necessary permissions).

To the front, off-road parking is available directly in front of the property, with additional on-street parking nearby.

Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.



Changing Lifestyles

Situated in the heart of Cornwall, Bodmin is a historic market town offering a perfect blend of natural beauty, rich heritage, and modern convenience. Surrounded by stunning countryside and with Bodmin Moor on its doorstep, the area is ideal for those who enjoy outdoor pursuits such as hiking, cycling, and exploring nature.

Bodmin boasts a range of amenities including independent shops, supermarkets, schools, healthcare services, and leisure facilities. The town has strong transport links, with easy access to the A30 and A38 for travel across Cornwall and beyond. Bodmin Parkway railway station provides direct services to London Paddington and other major destinations.

Steeped in history, Bodmin is home to notable landmarks such as the Bodmin Jail, the historic Shire Hall, and the nearby Lanhydrock House, a beautiful National Trust estate. With its welcoming community, central location, and access to both coast and countryside, Bodmin is an increasingly popular choice for families, retirees, and professionals 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



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 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.