



Bond  
Oxborough  
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*Changing Lifestyles*

21 & 21a Westheath Avenue  
Bodmin  
PL31 1QH



BRITISH  
PROPERTY  
AWARDS

2023

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £500,000**



Changing Lifestyles

01208 814055



# 21 & 21a Westheath Avenue, Bodmin, PL31 1QH



## 21 & 21a Westheath Road – A Unique Four-Bedroom Home with Modern Extension and Traditional Charm

- Impressive 4 Bedroom Family Home
- 1950's Dormer Bungalow & 2 Bedroom Modern Annex Extension
- Large Wrap Around Garden
- Private Parking & Single Garage
- Open Plan Living
- Potential Income to be made
- Council Banding for 21 - C
- Council Banding for 21a - A
- EPC - TBC



Situated on a generous plot in a desirable residential area, 21 & 21a Westheath Road offers a rare opportunity to acquire a truly versatile four-bedroom property, thoughtfully arranged across a traditional 1950s dormer bungalow and a large, modern annex extension completed in 2010.

Perfectly suited for multi-generational living, dual occupancy, or those seeking a potential rental income, this home combines spacious living, character features, and contemporary design in one flexible layout.

Upon entry, you are welcomed directly into the modern annex, where a small porch opens into a stunning open-plan kitchen, dining, and living area. This bright and expansive space forms the heart of the home, ideal for both everyday living and entertaining. The kitchen is well-designed with ample worktop space, generous storage, a central island, and modern integrated appliances. The adjoining dining and lounge area is spacious and versatile, offering numerous layout options for a relaxed and social atmosphere.

Upstairs in the annex, there are two well-proportioned double bedrooms. The main bedroom benefits from built-in wardrobes and dual-aspect Velux windows, flooding the space with natural light. A large, stylish family bathroom serves both rooms and includes a Jacuzzi-style bath, a separate walk-in shower, W.C., and washbasin—an indulgent and well-appointed space perfect for unwinding.

Access to the original bungalow is through a discreet internal sliding door, seamlessly connecting the two living areas. The bungalow retains much of its original charm, beginning with a cosy living room featuring a characterful bay window and a central fireplace. A hallway leads to the original front entrance of the property, a ground-floor bathroom, and a spacious double bedroom overlooking the private rear patio—a peaceful and light-filled retreat.

Further along the hallway is a generous dining room with another bay-style window, which opens into the well-sized kitchen via a large archway, giving a semi open-plan feel. The kitchen itself offers plentiful storage and worktop space and is adjoined by a bright conservatory, providing access to the rear patio—ideal for summer dining or a quiet morning coffee.

Upstairs in the bungalow, a further double bedroom with private ensuite, built-in wardrobes, and extensive eaves storage completes the accommodation. The storage space wraps around the entire upper floor, offering practical solutions for household needs.

Externally, the property is equally impressive. A large mature garden wraps around the home, complemented by a private rear patio and a single garage. There is ample off-road parking available for both the bungalow and the annex, and the property benefits from solar panels, enhancing its energy efficiency. A private side access lane, which also offers right of way to the neighbouring property, leads directly to the garage.

This is an exciting opportunity for buyers looking for flexibility, whether for extended family, rental income, or simply to enjoy a spacious home with room to grow. While the dormer bungalow would benefit from some modernisation, it presents the perfect chance to personalise and add value. With its combination of space, charm, and modern living, 21 & 21a Westheath Road is a property that truly has something for everyone.





# Changing Lifestyles

Tucked into the heart of Cornwall, Bodmin is a historic market town that blends rugged natural beauty with a rich and sometimes eerie past. Once the county's administrative centre, Bodmin lies on the edge of Bodmin Moor, a granite-strewn expanse of windswept hills, ancient stone circles, and wild ponies. The moorland's haunting beauty has long inspired legends, including tales of the mysterious Beast of Bodmin.

The town itself is steeped in history. Narrow streets wind past Georgian buildings, old coaching inns, and landmarks like St Petroc's Church, one of the largest parish churches in Cornwall. At the heart of Bodmin's darker past is the Bodmin Jail, a foreboding 18th-century prison now partially converted into a museum and immersive visitor attraction, offering a chilling look into Cornwall's criminal history.

Bodmin is also a hub for walkers and cyclists. It marks the start of the Camel Trail, a popular route that follows a disused railway line through woodland and riverside paths to the coast at Padstow. With its combination of heritage, folklore, and access to wild landscapes, Bodmin serves as both a historic destination in its own right and a perfect base for exploring the Cornish countryside.

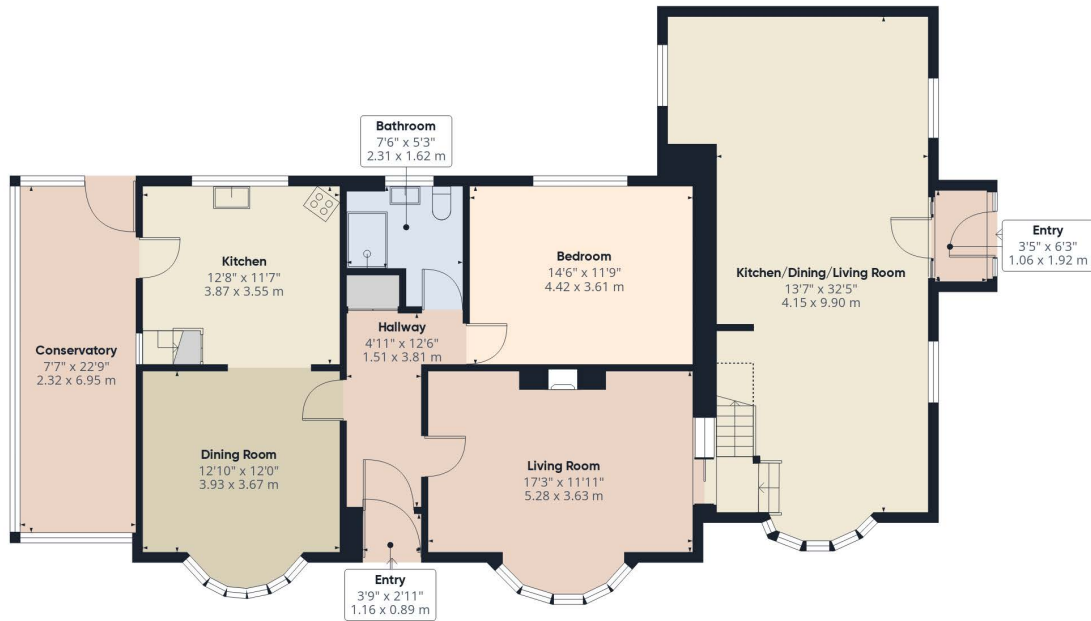


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arrange an accompanied viewing  
on this property.

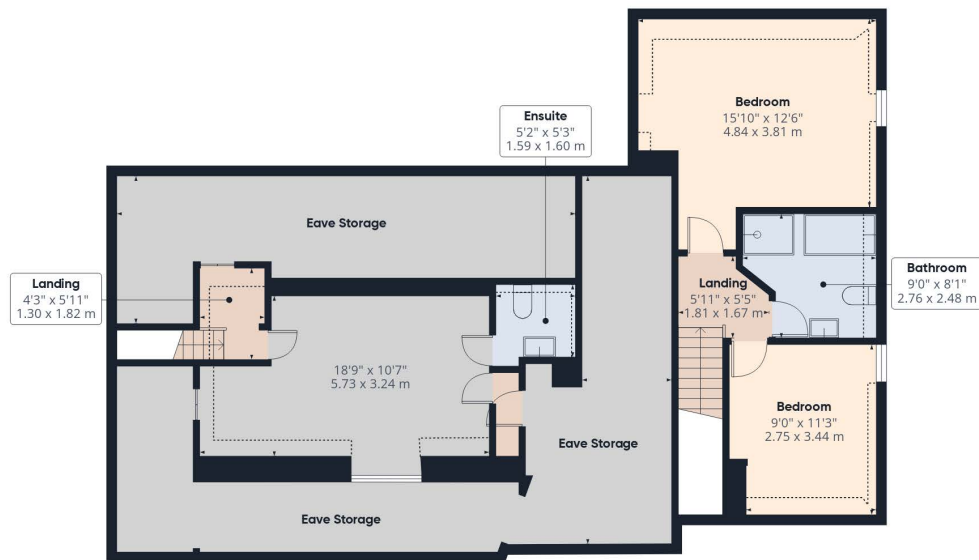
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# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 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 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.

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