

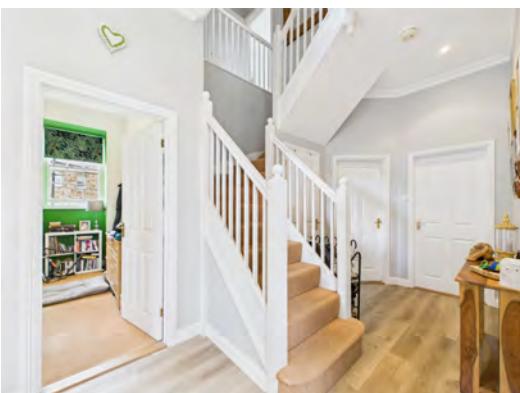


Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

17 Tremayne House  
Bodmin  
PL31 2QZ



**Guide Price - £220,000**



Changing Lifestyles

01208 814055

# 17 Tremayne House, Bodmin, PL31 2QZ

17 Tremayne House – Elegant 3-Bedroom Family Home in a Prestigious Gated Estate



- Grade II Listed
- 3 Bedroom Home
- Family Bathroom & Master En-Suite
- Stunning Modern Kitchen/Dining Room
- Spacious Living Room
- Gated Estate
- Reverse Living
- 2 Allocated Parking Spaces
- Popular Town Location
- Council Banding - D
- EPC - D



Located within the exclusive gated Tremayne House estate, this beautifully presented Grade II listed three-bedroom end-of-terrace family home offers a unique blend of period charm and modern living.

Set within well-maintained communal grounds, the property enjoys a peaceful and private setting while remaining within easy reach of local amenities.

Upon entry, a welcoming hallway sets the tone for the home's stylish and well-maintained interior. This is a reverse-living property, with the bedrooms located on the ground floor. Three bedrooms are found here, with the smallest currently used as a study, highlighting the home's versatility. The master bedroom is generously proportioned and filled with natural light thanks to its dual-aspect windows, and it benefits from a private en-suite complete with a walk-in shower, basin, and WC. A modern family bathroom serves the remaining bedrooms and includes a bath with shower over, WC, and basin.

Upstairs, the heart of the home lies in the impressive kitchen and dining area. This contemporary space features state-of-the-art appliances, ample storage, and extensive worktop space—perfect for those who love to cook and entertain. There is plenty of room for a dining table, making it an ideal social and family hub.

A separate living room is accessed via a central landing and boasts multiple windows, flooding the space with natural light and creating a warm, inviting atmosphere—ideal for relaxing or hosting guests. A convenient WC is also located off the landing.

Externally, the property benefits from two allocated parking spaces and access to the mature, landscaped communal gardens within the estate. The gated entrance ensures privacy and a sense of security, making Tremayne House a sought-after setting for families and professionals alike.

Please note this property is subject to maintenance charges of £95 pcm

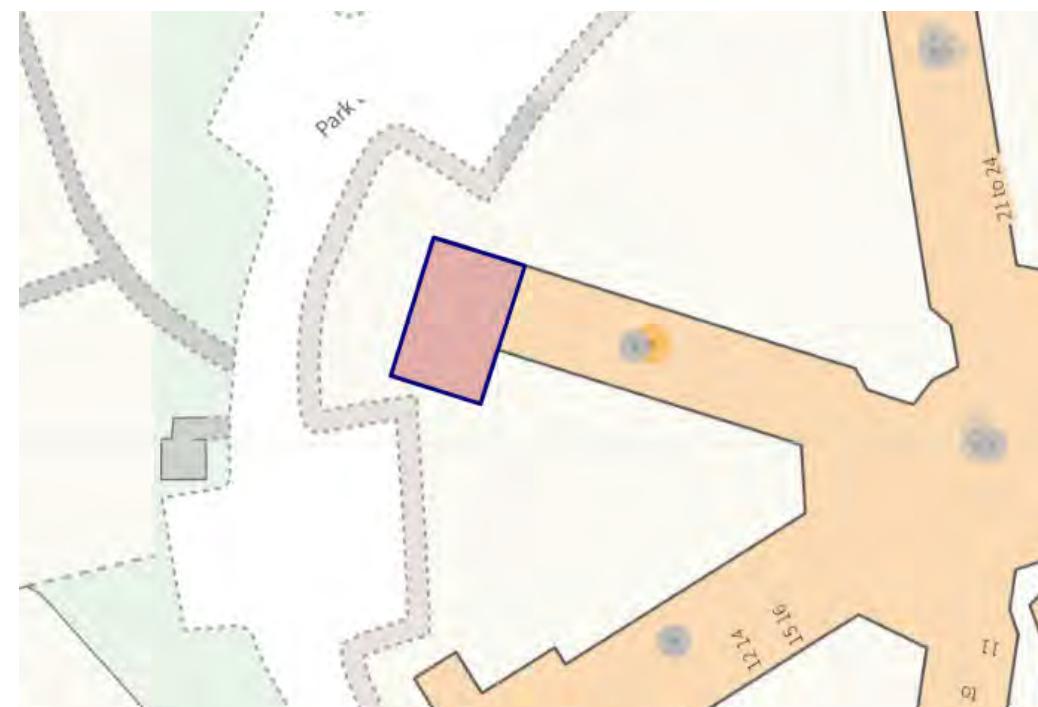


# Changing Lifestyles

Bodmin is a historic market town set in the heart of Cornwall, offering a great mix of countryside living and modern convenience. Surrounded by beautiful landscapes and close to Bodmin Moor, the town features a wide range of amenities including shops, schools, cafes, and leisure facilities.

Well connected via the A30 and Bodmin Parkway railway station, Bodmin offers direct routes to Exeter, Plymouth, and London. The Camel Trail, nearby National Trust sites, and scenic coastlines make it ideal for outdoor enthusiasts.

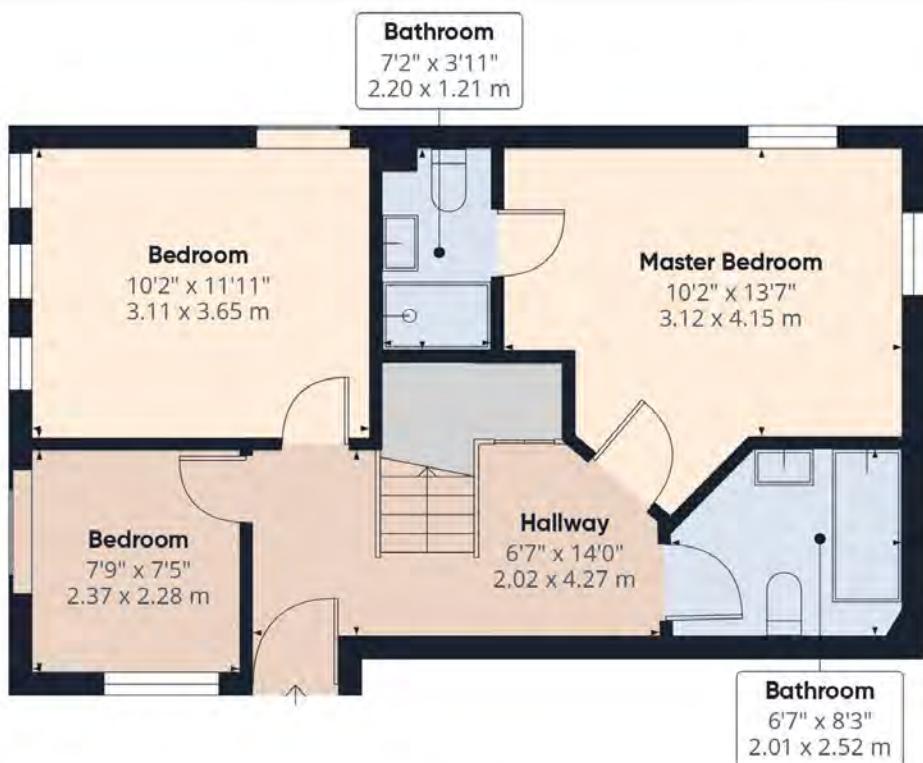
With its rich history, strong community feel, and central location, Bodmin is a popular choice for families, commuters, and those looking to enjoy life in Cornwall.



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



## 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.