



Bond
Oxborough
Phillips

Changing Lifestyles

17 Northey Road

Bodmin

PL31 1JE



BRITISH
PROPERTY
AWARDS

2023

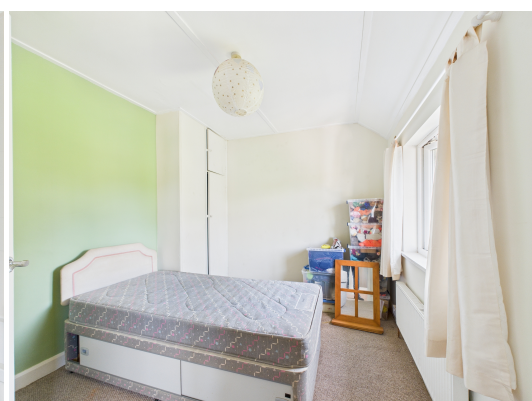
★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £190,000



Changing Lifestyles

01208 814055

17 Northey Road, Bodmin

Chain-Free Three Bedroom Home with Potential



- Terraced Home
- Three Bedrooms
- Family Bathroom
- Spacious Kitchen/ Diner
- Private Rear Garden
- Lots of Potential
- Popular Town Location
- Chain Free
- Council Banding- A
- EPC - D



Situated just a short walk from Bodmin town centre and within easy reach of local schools and amenities, 17 Northey Road presents an excellent opportunity for those looking to modernise a spacious family home.

This three-bedroom mid-terrace property is offered to the market chain-free and offers generous living space both inside and out. On the ground floor, you'll find a bright and spacious living room with double doors leading out to the rear garden and patio, creating a great space for entertaining or relaxing. The open-plan kitchen/diner also benefits from access to the garden and leads through to a convenient WC and storage room.



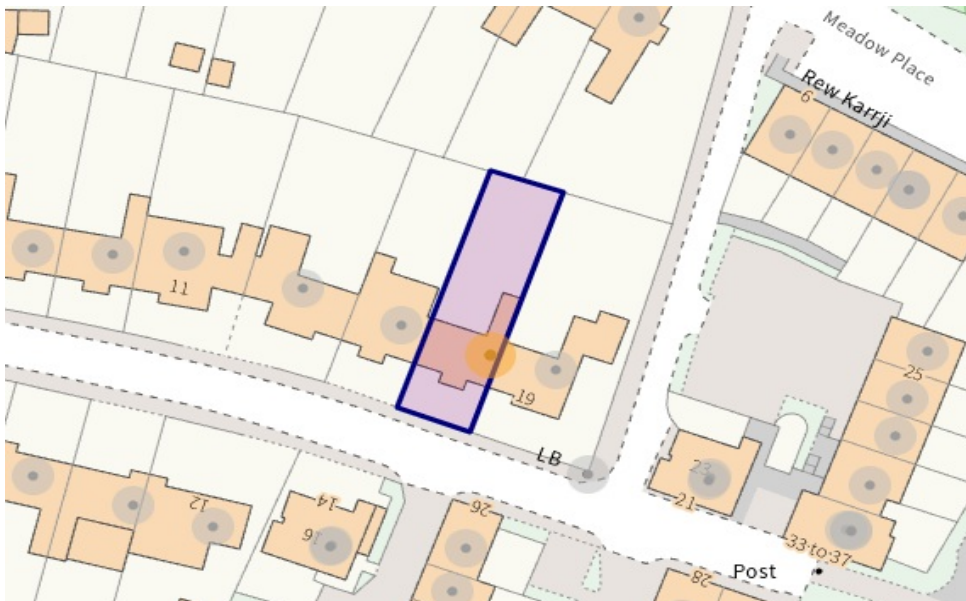
Upstairs, the home offers three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a large rear garden with a patio area, ideal for outdoor dining and gardening. The front garden is low-maintenance, and like some neighbouring homes, could potentially be converted into off-road parking (subject to the necessary permissions).

A fantastic project for first-time buyers, investors, or those looking to create a home to their own taste – early viewing is recommended.

Changing Lifestyles

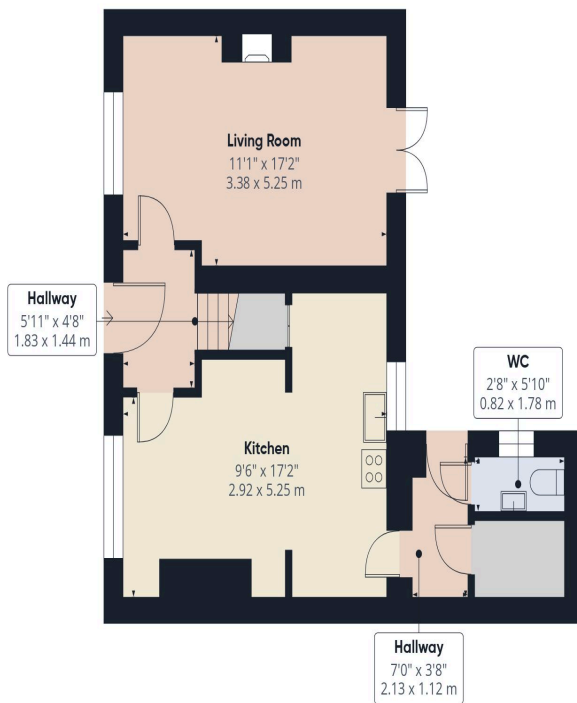
Bodmin is a historic town located in the heart of Cornwall, offering a blend of heritage, community spirit, and modern convenience. Once the county town, Bodmin boasts a rich past with landmarks such as Bodmin Jail and the beautiful St Petroc's Church. The town is surrounded by the scenic landscapes of Bodmin Moor, ideal for walking and outdoor adventures, while also offering a wide range of amenities including supermarkets, independent shops, cafes, and schools. Excellent transport links via the A30 and Bodmin Parkway railway station make it a practical base for exploring the wider region. With ongoing regeneration and a strong sense of local identity, Bodmin is an increasingly popular 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:



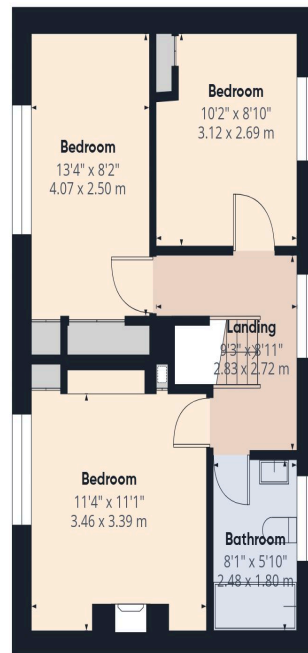


Floor 0

Approximate total area⁽¹⁾

918 ft²

85.3 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.