



Bond
Oxborough
Phillips

Changing Lifestyles

27 Berrycoombe Road

Bodmin

PL31 2NS



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Starting Bid - £170,000



Changing Lifestyles

01208 814055

27 Berrycoombe Road, Bodmin



Spacious Property Split into Multiple Flats with Investment Potential

- Modern Method of Auction
- Five Studio Flats
- Four Bathrooms
- Split Over Four Levels
- Exciting Project
- Income Potential
- Versatile Layout
- Character Throughout
- Private Rear Garden
- Popular Town Location
- Walking Distance to Camel Trail
- Council Banding- TBC
- EPC - TBC



Located within walking distance of Bodmin town centre, 27 Berrycoombe Road is a substantial period property arranged over four levels and currently configured as a series of five individual flats. This versatile layout offers an excellent opportunity for those seeking an investment project or the chance to create a large family home.

The ground floor features a self-contained flat with its own private kitchen and bathroom, ideal for independent living. On the first floor is the most spacious flat—studio-style in layout—with its own kitchen and access to a separate bathroom on the same floor.

The third floor provides two separate rooms with a shared kitchen and bathroom, while the top floor comprises a further bedroom with an en suite shower room.

The property does require modernisation throughout but offers huge potential. Whether you choose to update and continue letting as individual flats, or reconfigure the space to suit your needs, this is a rare opportunity to add value in a central Bodmin location.

Externally, the property also benefits from a private rear garden, offering further scope to enhance the space. A true blank canvas with plenty of possibilities—early viewing is highly recommended.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

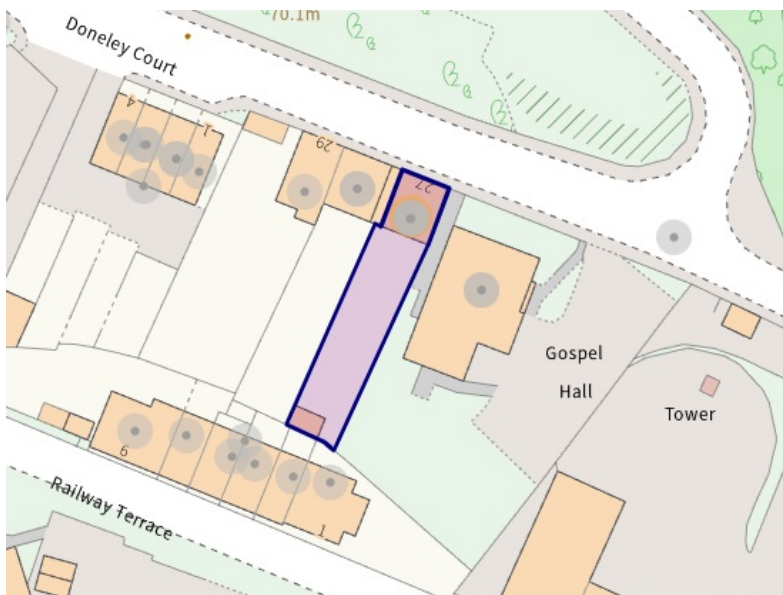
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Changing Lifestyles

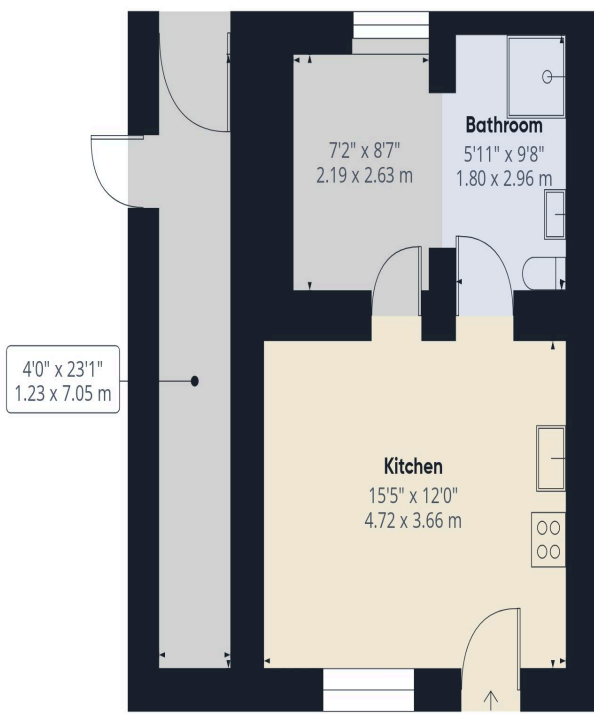
Bodmin is a historic town nestled in the heart of Cornwall, known for its rich heritage, charming architecture, and stunning natural surroundings. Once the county town of Cornwall, Bodmin boasts notable landmarks such as the imposing Bodmin Jail and the 15th-century St Petroc's Church, one of the largest parish churches in the county. The town sits on the edge of Bodmin Moor, offering easy access to rugged landscapes and scenic walking routes ideal for outdoor enthusiasts. With a growing community, a mix of traditional and modern amenities, and excellent transport links via the A30 and Bodmin Parkway railway station, Bodmin continues to appeal to families, commuters, and those seeking a balanced lifestyle in a historic setting.



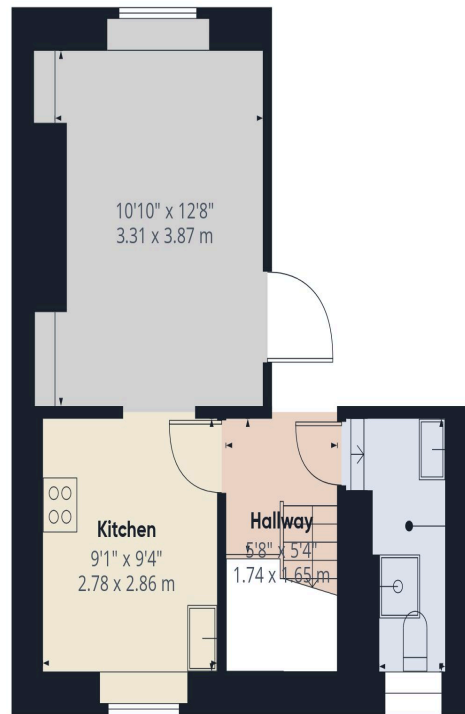
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

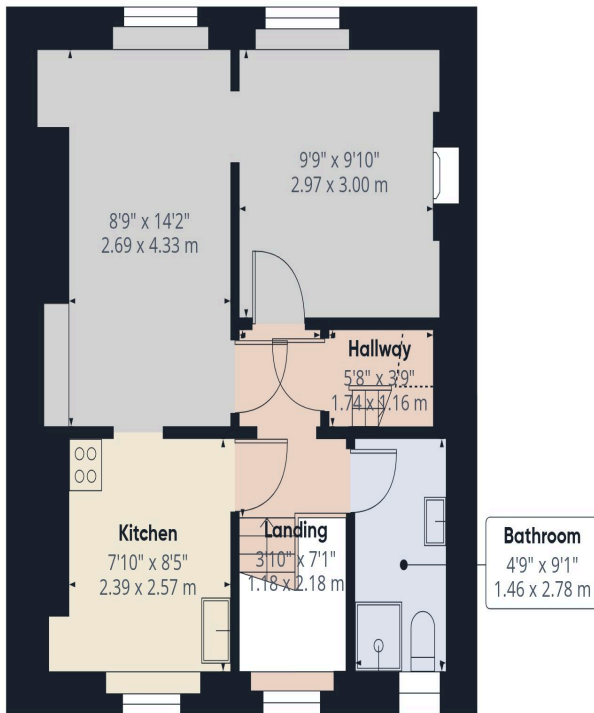




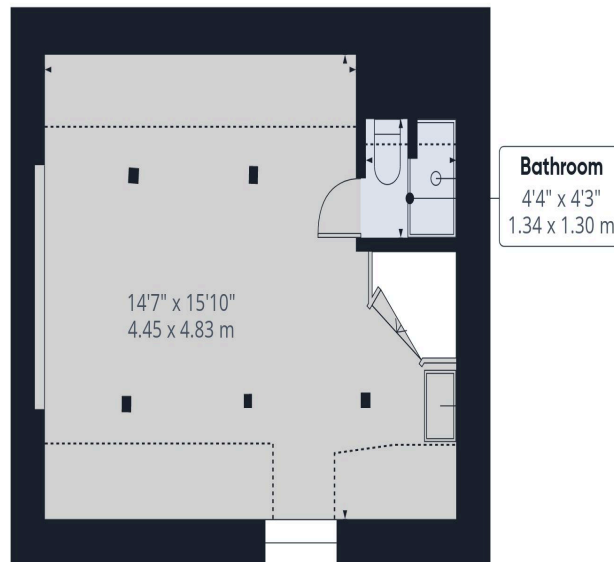
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area^m

1441 ft²

133.9 m²

Reduced headroom

90 ft²

8.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.