



Bond  
Oxborough  
Phillips  
*Changing Lifestyles*

1 Hevva Close  
Bodmin  
PL31 2SY



**Guide Price - £400,000**



*Changing Lifestyles*

01208 814055

# 1 Hevva Close, Bodmin, PL31 2SY



Set on the outskirts on Bodmin, a fabulous four bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Four Bedrooms
- Family Bathroom & Master En-Suite
- Stunning Countryside Views
- Spacious Kitchen Diner
- Double Garage and Driveway
- Private Rear Garden
- Home Office
- Popular Town Location
- EPC - B
- Council Banding- D



Tucked away in a quiet residential cul-de-sac, 1 Hevva Close offers an exceptional opportunity to acquire a spacious and stylish four-bedroom detached home, ideal for families seeking both comfort and convenience on the outskirts of Bodmin.

On entering the property, you're welcomed into a bright entrance hall with access to a convenient WC/cloakroom. Off the hall is a generously sized living room, perfect for relaxing or entertaining, with large windows that allow for plenty of natural light.

The heart of the home is the open-plan kitchen and dining area, which has been beautifully maintained and thoughtfully laid out to provide a sociable and functional space. The kitchen is fully fitted with modern units, integrated appliances, and ample worktop space, making it ideal for keen cooks and busy households. There is direct access to both the side and rear garden, offering seamless indoor-outdoor living.

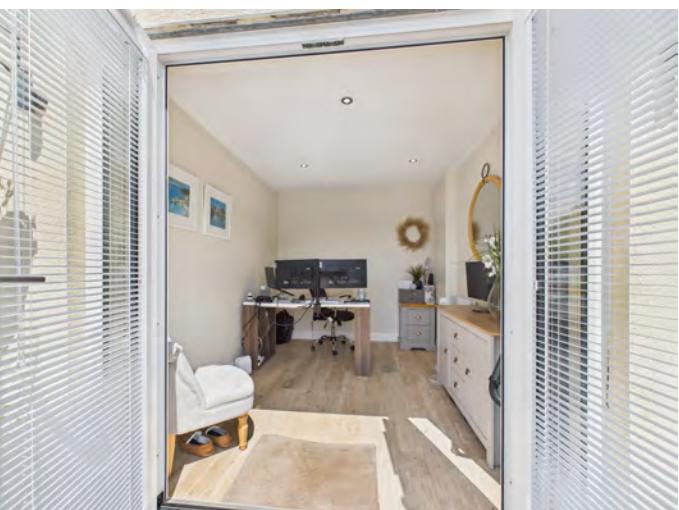
The upper floor offers four well-proportioned double bedrooms, making it a true family home. The master bedroom benefits from a stylish en suite shower room, while the remaining three bedrooms are served by a generous and modern family bathroom. Each room offers excellent storage space and plenty of natural light.

Outside, the property boasts a spacious tiered rear garden, thoughtfully landscaped to provide areas for both entertaining and relaxing. The property also enjoys lovely views across the surrounding countryside and offers a real sense of privacy and calm.

There is private parking and access to a double garage with a loft, providing excellent storage or further development potential. Notably, one side of the garage has been converted into a versatile space, currently used as a home office—ideal for remote working or hobbies.

Located on the edge of town, Hevva Close offers the perfect balance of peaceful living with easy access to all of Bodmin's local amenities, including well-regarded primary and secondary schools, supermarkets, cafés, and leisure facilities. Transport links are excellent, with quick access to the A30 and Bodmin Parkway station offering direct services to London and beyond.

This is a fantastic family home, beautifully cared for and ready to move into. With its generous living space, flexible layout, countryside views, and convenient location, it's a home that truly ticks all the boxes.



# Changing Lifestyles

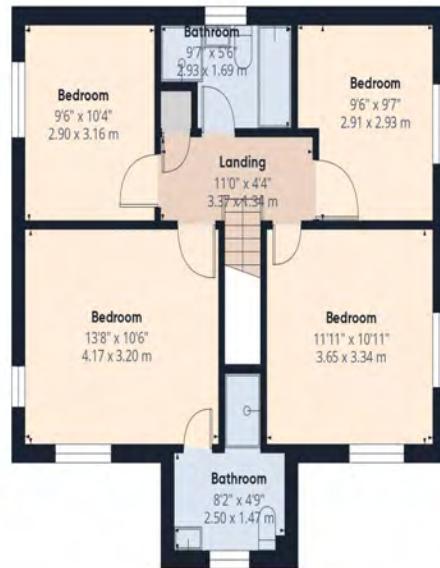
Dunmere, located on the outskirts of Bodmin, is a charming and sought-after hamlet that offers the perfect blend of countryside tranquillity and convenient access to town amenities. Nestled alongside the scenic Camel Trail, it's ideal for walkers, cyclists, and nature lovers alike. The area is known for its picturesque surroundings, including woodlands and riverside views, while still being just a short drive from Bodmin's shops, schools, and transport links. With a well-regarded local pub and a peaceful, community-focused atmosphere, Dunmere is a fantastic place to enjoy a quieter pace of life without feeling isolated.



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:





Approximate total area<sup>(1)</sup>

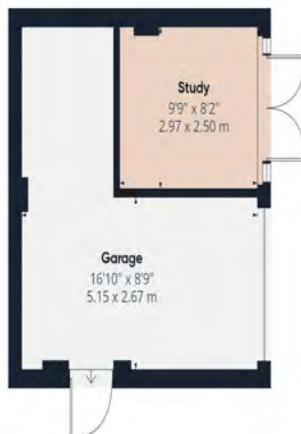
1561 ft<sup>2</sup>

145.1 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>

0.6 m<sup>2</sup>



(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.

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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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