



Bond
Oxborough
Phillips

Changing Lifestyles

18 Kernow Close

Bodmin

PL31 2BX



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £250,000



Changing Lifestyles

01208 814055

18 Kernow Close, Bodmin



A charming three-bedroom semi-detached home, perfectly positioned on a popular development in Bodmin.

- Popular residential development in Bodmin
- Three well-proportioned bedrooms & family bathroom
- Porch, spacious living room, dining room & fitted kitchen
- Light-filled conservatory with garden access
- Generous driveway with parking for multiple vehicles
- Potential to add a garage (STPP)
- Private, mature garden with decking, lawn & planting areas
- Outbuilding/shed ideal for storage or hobbies
- Rear bedroom enjoys far-reaching view
- Perfect for first-time buyers, families, or downsizers



Stepping inside, a welcoming porch leads into a spacious living room – the ideal place to relax and unwind. Flowing seamlessly from here is the dining room, with the kitchen set just to the right, creating a sociable layout that's perfect for everyday living. These spaces connect beautifully, making them ideal for spending time with loved ones. Beyond the dining room, a light-filled conservatory opens directly onto the garden, providing a wonderful inside-outside connection and a perfect spot for summer entertaining.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The rear bedroom enjoys far-reaching views, adding to the home's appeal.

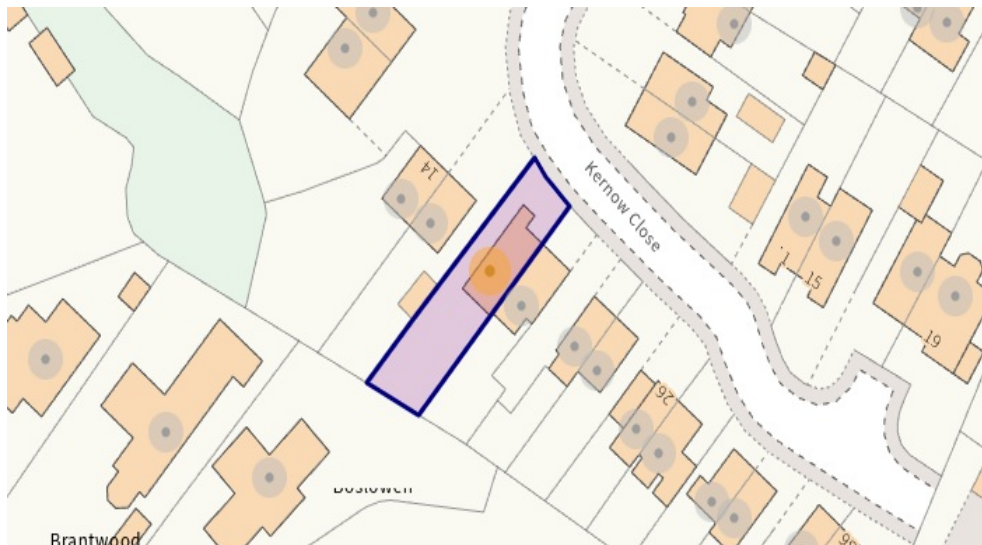


Outside, the property benefits from a front garden and a generous driveway with parking for several vehicles – with the potential to add a garage (subject to the necessary planning permissions). The rear garden is a delightful “rabbit warren” of linked pathways, offering a variety of spaces including decking, lawn, and well-stocked planting areas, along with an outbuilding/shed at the bottom. This private haven is perfect for enjoying nature and spotting local wildlife.

With its versatile layout, peaceful garden, and sought-after location, 18 Kernow Close would make a fantastic choice for first-time buyers, families, downsizers seeking privacy, or anyone looking for a home in Bodmin.

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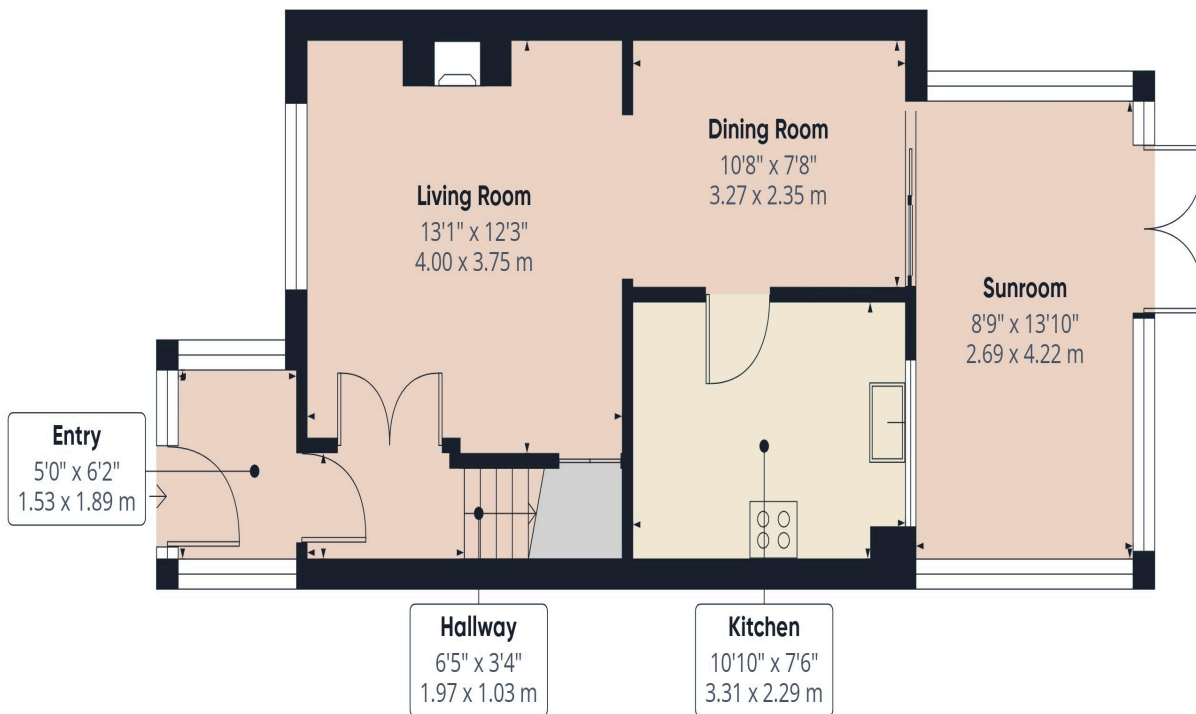
Bodmin is a thriving Cornish town rich in history and surrounded by beautiful countryside, including the wild and rugged Bodmin Moor. The town offers a great range of amenities, from shops, supermarkets, cafés, and restaurants to well-regarded schools and leisure facilities, as well as excellent transport links via the A30 and Bodmin Parkway mainline station. Kernow Close is a sought-after residential area within the town, popular with families and professionals alike, thanks to its peaceful setting and easy access to local services, green spaces, and scenic walking routes.



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:



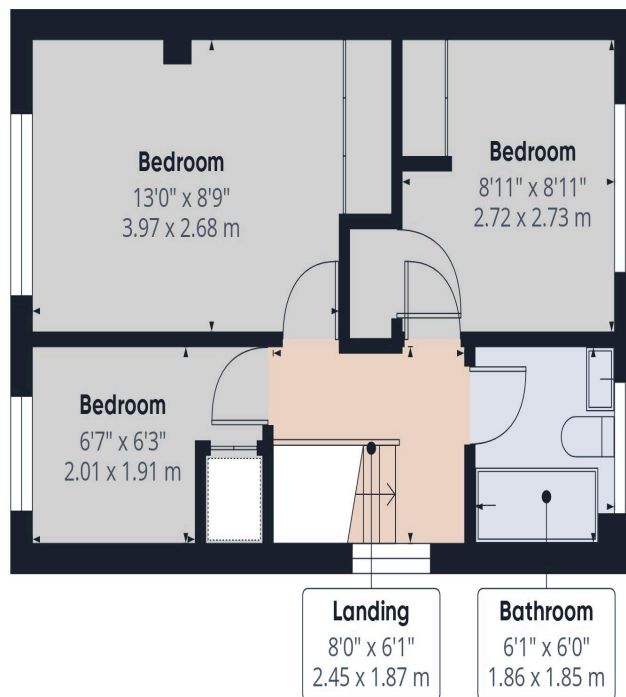


Floor 0

Approximate total area⁽¹⁾

857 ft²

79.6 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.

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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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