



Bond
Oxborough
Phillips

Changing Lifestyles

13 Tucking Mill Street
Bodmin
PL31 2UU



BRITISH
PROPERTY
AWARDS

2023

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £200,000



Changing Lifestyles

01208 814055

13 Tucking Mill Street, Bodmin, PL31 2UU



Stylish, low-maintenance two-bedroom home with landscaped garden and allocated parking, perfect for first-time buyers.

- Immaculately presented two-bedroom end of terraced home
- Ideal first-time buyer property
- Bright hallway leading to open-plan living, dining, and kitchen
- Modern kitchen with integrated appliances
- Living area with double doors opening to landscaped rear garden
- Ground-floor WC for convenience
- Two well-proportioned bedrooms
- Landscaped, enclosed rear garden laid mainly to artificial lawn, finished to a high standard
- Allocated driveway parking and small front garden
- EPC - B
- Council Banding - B



An immaculately presented two-bedroom end of terraced home on a modern development on the edge of Bodmin, ideal for first-time buyers looking for a stylish, move-in ready property.

The bright hallway welcomes you into the home and provides access to the open-plan living, dining, and kitchen area. The kitchen is modern, featuring integrated appliances, ample cupboard space, and a handy breakfast bar that enhances the social aspect of the home. The living area is filled with natural light through double doors opening onto the rear garden, creating a seamless connection to outdoor dining and entertaining. A convenient ground-floor WC completes the practical layout of the ground floor.

Upstairs, the property offers two well-proportioned double bedrooms, both finished to a high standard. The layout is versatile, making it ideal for a master bedroom and home office, or perhaps a playroom, depending on the owner's needs. The modern family bathroom features contemporary fittings and stylish finishes, complementing the overall aesthetic of the home.

Externally, the property benefits from a landscaped rear garden laid mainly to artificial lawn, fully enclosed and finished to a high standard, setting this home apart from others on the development. The rear garden provides an excellent space for outdoor dining, relaxation, or low-maintenance gardening. There is driveway parking and a small garden area, adding to the property's convenience.

Tucking Mill Street is part of a contemporary development off Tanners Road, comprising a mix of modern homes in a quiet edge-of-town location. Bodmin itself offers excellent day-to-day amenities including supermarkets, primary and secondary schools, a leisure centre, and easy access to the A30 dual carriageway. The town also benefits from a mainline train station, making commuting straightforward.

This stylish, versatile property is ready to move into and represents an excellent opportunity for first-time buyers seeking a low-maintenance, modern home.



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Bodmin is a historic market town in the heart of Cornwall, offering a perfect blend of town conveniences and countryside charm. Steeped in history, the town features a range of traditional architecture, including the iconic Bodmin Jail, and provides a strong sense of community. Residents benefit from a selection of local shops, supermarkets, cafés, and pubs, as well as well-regarded primary and secondary schools.

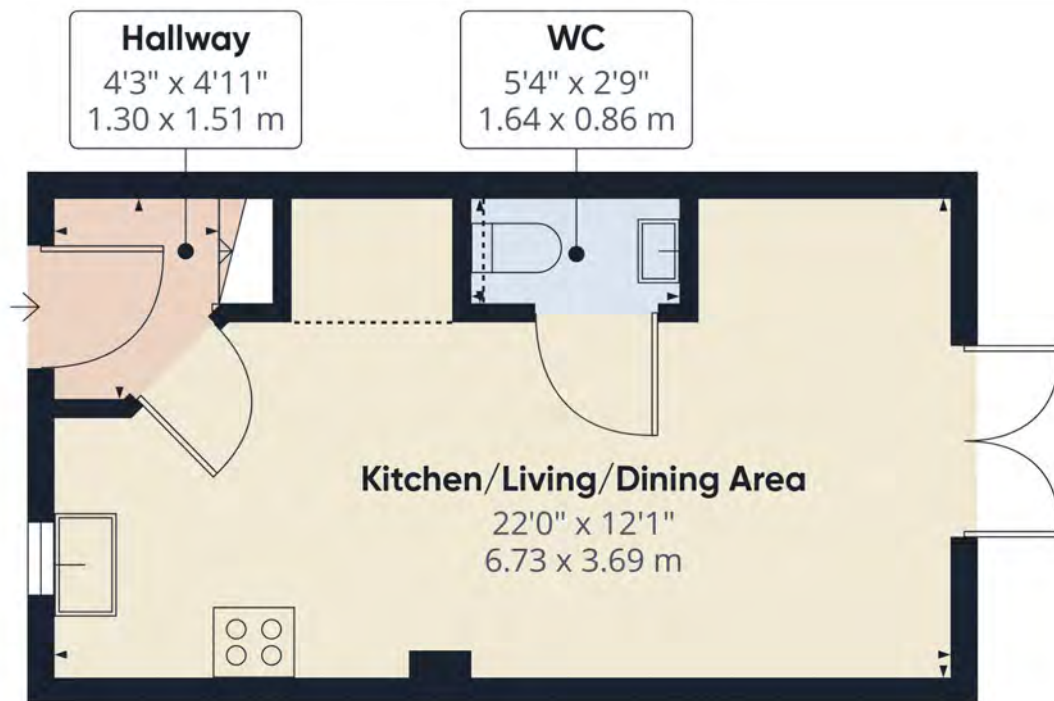
The town is well connected, with easy access to the A30, providing links to the north and south of Cornwall, and a nearby railway station offering routes to Plymouth and beyond. Surrounded by picturesque countryside, Bodmin is ideal for outdoor enthusiasts, with Bodmin Moor just a short drive away, offering scenic walking, cycling, and recreational opportunities. The town also enjoys a variety of local amenities including leisure centres, healthcare facilities, and community services, making it a practical and appealing location for families, professionals, and retirees alike.



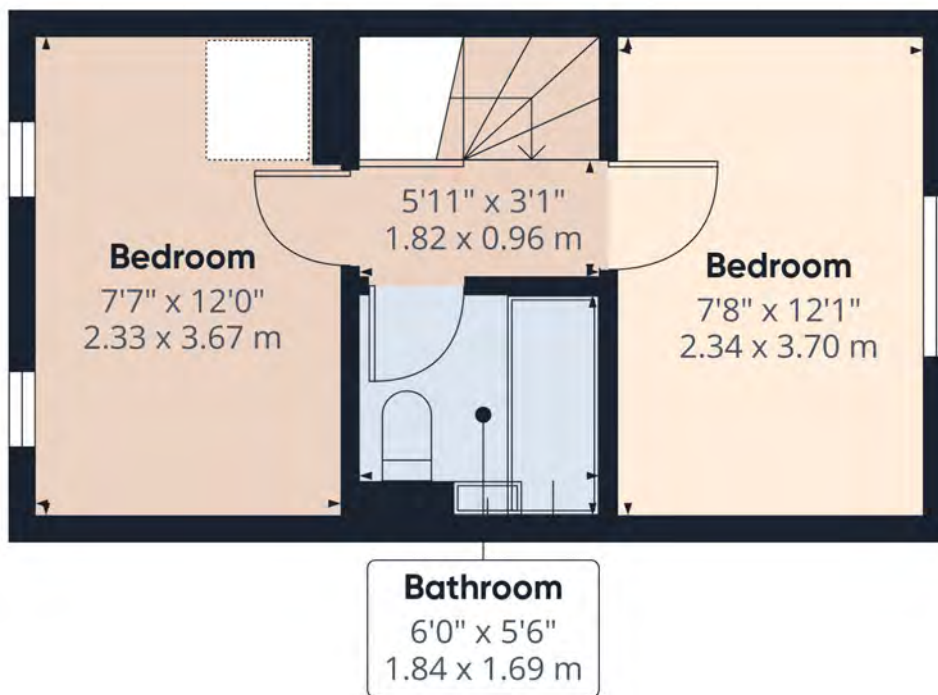
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on this property.

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our Virtual Tour:





Floor 0



Floor 1

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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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