



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Railway Terrace

Bodmin

PL31 2NW



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £185,000**



Changing Lifestyles

01208 814055



# 2 Railway Terrace, Bodmin, PL31 2NW



A charming three-bedroom town-centre home blending modern living with character and convenience

- Mid-terraced three-bedroom home located in the heart of Bodmin
- Open-plan kitchen and living area on entry
- Spacious living room
- Contemporary family bathroom
- Two well-proportioned double bedrooms with large windows and family bathroom
- Loft-converted top-floor bedroom with Velux windows
- Offered with no onward chain
- Nearby parking options available
- Council Banding - A
- EPC - tbc



Located in the heart of Bodmin, 2 Railway Terrace is a charming mid-terraced three-bedroom home offering modern comforts, practical living spaces, and excellent access to the town's amenities.

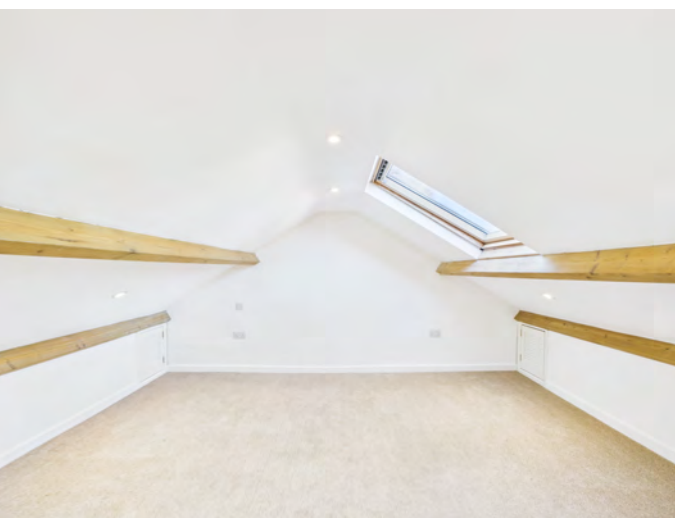
Upon entering the property, you are welcomed into a light and open-plan kitchen and living area. The recently modernised kitchen features a four-point gas hob, integral oven, and generous worktop and cupboard space, making it both stylish and functional. Moving through to the living area, an equally sized room provides the perfect setting to relax and unwind in the evenings. Adjacent to this space sits a smaller room, ideal for use as a storage area, hobby room, or a garden room with further potential.

The first floor hosts two well-proportioned bedrooms along with a contemporary family bathroom, complete with WC, basin, bath with overhead shower, and an LED light-up mirror. Modern touches continue throughout this level and the top floor, with LED downlighters and oak-style internal doors adding a sleek finish.

The top floor reveals a loft-converted bedroom filled with natural light courtesy of Velux windows, creating an inviting and versatile additional living space.

Externally, the property benefits from a raised decking area, A small front patio sits before the main entrance, with a pathway leading to the front door. Neighbouring properties retain a right of access over this path. While the property does not include allocated parking, various parking options can be found close by.

Offered to the market with no onward chain, this home is ready for its new owner. Early viewing is highly recommended.





# Changing Lifestyles

Bodmin is a historic, well-connected Cornish town that offers an ideal blend of natural beauty, community spirit, and modern convenience. Set on the edge of the iconic Bodmin Moor and surrounded by rolling countryside, it's a superb base for anyone wanting both outdoor adventure and easy access to everyday amenities.

Steeped in heritage, the town is home to landmark attractions such as Bodmin Jail, the Bodmin & Wenford Railway, and the magnificent St Petroc's Church. Its lively town centre features a friendly mix of independent shops, cafés, restaurants, and essential services, ensuring everything you need is within easy reach.

Outdoor enthusiasts are well catered for, with the Camel Trail starting in Bodmin and offering miles of scenic cycling and walking routes through woodland, moorland, and riverside landscapes. Nearby Cardinham Woods and the Lanhydrock Estate add even more appeal, providing picturesque trails, National Trust grounds, and family-friendly activities.

Transport links are excellent, with the A30 and A38 offering convenient routes across Cornwall and further afield. Bodmin Parkway railway station provides direct connections to London, Exeter, and Plymouth, making the town ideal for commuters or regular travellers.

Families benefit from a range of well-regarded schools, a modern leisure centre, attractive parks, and a strong community atmosphere supported by local events and facilities.



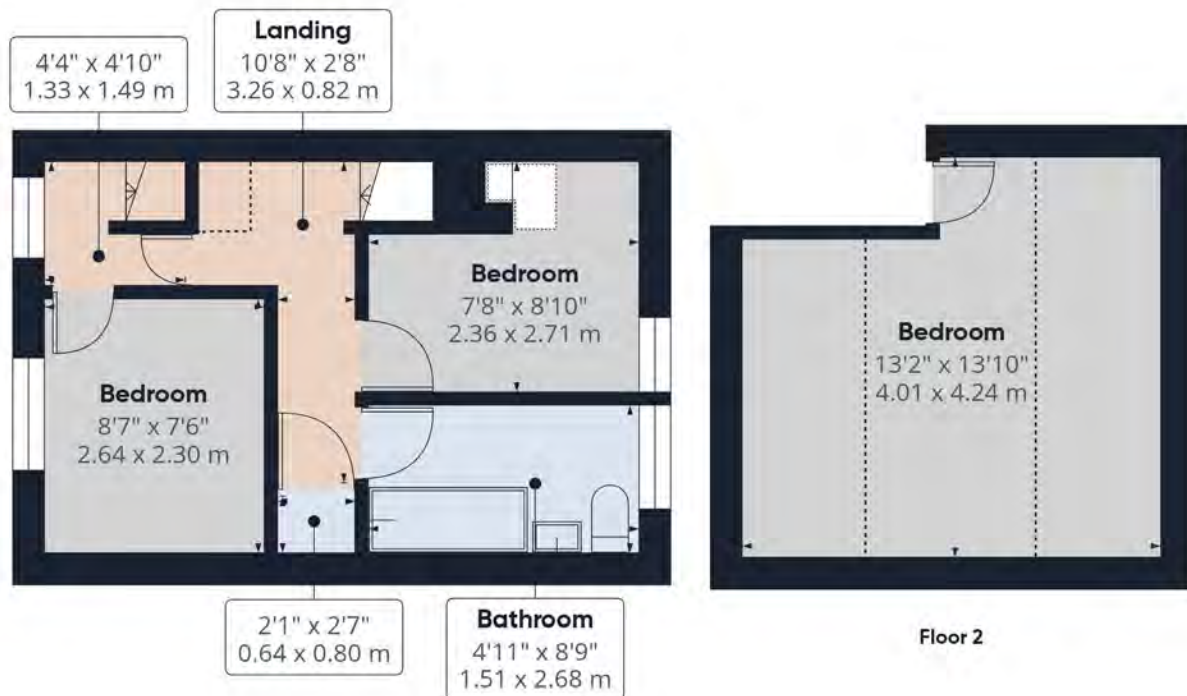
Please do not hesitate to contact  
the team at  
Bond Oxborough Phillips  
Sales & Lettings on  
**01208 814055**  
for more information or to  
arrange an accompanied viewing  
on this property.

Scan here for  
our Virtual Tour:





Floor 0



Floor 1

Floor 2

## 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.