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Oxborough
Phillips

Changing Lifestyles

30 Harmer Close

Bodmin

PL31 2EU



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £170,000



Changing Lifestyles

01208 814055

30 Harmer Close, Bodmin, PL31 2EU



A Bright and Modern 3 Bedroom Bodmin Home with Excellent Space Throughout..

- Three-bedroom link-detached residence in a desirable Bodmin location
- Contemporary kitchen with integrated appliances and dedicated dining area
- Additional kitchen storage including a pantry
- Spacious living room enhanced by generous natural light
- Ground-floor WC, utility room and versatile third bedroom/home office
- Two first-floor double bedrooms, both with built-in storage
- Family bathroom featuring a bath with overhead shower
- Private enclosed front patio and rear garden with lawn and patio seating area
- Council Banding - A
- EPC - D



Located in the historic town of Bodmin, this well-presented three-bedroom link-detached home offers modern living, generous space, and excellent versatility throughout. Thoughtfully arranged across two floors, the property is ideal for families, professionals, or anyone seeking a comfortable and flexible home in a convenient Cornish setting.

Upon entering, you are greeted by a welcoming entrance hall that provides access to the kitchen/dining room, the main living area, and the staircase leading to the first floor. The kitchen is spacious and contemporary, complete with integrated appliances and ample worktop and cupboard space. The adjoining dining area comfortably accommodates a family table, making it a perfect spot for relaxed meals or entertaining. Just off the kitchen, additional doors lead to useful storage spaces, including a practical pantry.

To the right of the entrance hall, the bright and airy living room features large windows that fill the space with natural light, creating a warm and inviting atmosphere. From here, a smaller hallway leads to a ground-floor WC, a separate utility room, and the third bedroom. This additional bedroom offers excellent flexibility and could also serve as a home office or hobby room depending on your needs.

The first floor hosts two well-proportioned double bedrooms, each benefiting from built-in storage. A family bathroom completes this level, featuring a bath with an overhead shower.

Outside, the property continues to impress. At the front, a large enclosed patio area provides a private and low-maintenance outdoor space. To the rear, a lawned garden is complemented by an additional patio, ideal for outdoor seating, dining, or enjoying warm summer evenings.

This attractive link-detached home offers comfort, functionality, and a great layout for modern living, an excellent opportunity to settle into a desirable area of Bodmin. Let me know if you'd like the description to sound more premium, more detailed, or tailored to an estate agent's brand.



Changing Lifestyles

Bodmin, set in the heart of Cornwall, is a historic market town surrounded by rolling moorland and rugged, open landscapes. It sits on the edge of Bodmin Moor, a wild expanse of granite tors, windswept grassland, and ancient standing stones that give the area a timeless, almost mystical character. Cobblestone streets wind through the town itself, lined with traditional stone buildings, independent shops, and cozy cafés that hint at its long and varied past.

At its centre stands Bodmin's old parish church of St Petroc, one of the largest in Cornwall, rising above the rooftops with quiet grandeur. Not far away is the historic Bodmin Jail, an imposing stone fortress that looms over the town, its echoing corridors and dim cells steeped in eerie stories from centuries gone by.

The surrounding countryside is threaded with scenic trails, leading walkers through ancient woodland, past abandoned farmsteads, and over heather-covered hills. Despite its tranquil atmosphere, Bodmin serves as a gateway to both the north and south coasts, making it a crossroads of rural beauty, Cornish legend, and rich local heritage.



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

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.