



Bond
Oxborough
Phillips

Changing Lifestyles

3 Tradewinds Close

Bodmin

PL31 2FT



BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £230,000



Changing Lifestyles

01208 814055

3 Tradewinds Close, Bodmin, PL31 2FT



Bright, modern three-bedroom end-terrace home with spacious living, generous garden, and parking in a sought-after Bodmin location...

- Inviting Entrance Hallway flowing into the bright main living area
- Large windows throughout the ground floor, providing excellent natural light
- Modern kitchen/dining room with integrated appliances and plentiful storage
- Convenient downstairs WC off the dining area
- Two well-proportioned double bedrooms with large windows and family bathroom
- Private Rear Garden
- Off-Road Parking
- Council Banding - B
- EPC - B



A beautifully presented three-bedroom end-of-terrace home in the heart of Bodmin, offering bright living spaces, modern finishes and a generous rear garden.

Upon entering the property, you are welcomed by a well-proportioned hallway that flows seamlessly into the main living area. Large windows flood this room with natural light, creating a warm and inviting atmosphere, while a convenient under-stairs storage cupboard provides practical additional space.

The living area leads through to a spacious kitchen/dining room, fitted with integrated appliances and offering ample storage throughout. This sociable space opens directly onto the rear garden, making it ideal for entertaining or enjoying meals outdoors. Just off the dining area is a downstairs WC, adding further convenience for everyday living.



On the first floor, a large central hallway provides access to three bedrooms and the family bathroom. To the left are two generous double bedrooms, both featuring large windows that allow natural light to flow in throughout the day. The third bedroom is a well-sized single room which could also function perfectly as a home office or study. The family bathroom is equipped with a bath and shower unit, basin and a heated towel rail.

To the rear of the property lies a substantial garden, complete with a patio area perfect for outdoor dining or relaxing in the warmer months. A garden shed provides excellent storage. To the right of the property, there is an allocated parking space, adding to the appeal of this wonderful home.

This is a fantastic opportunity for first-time buyers, families, or investors seeking a well-maintained property in a convenient Bodmin location.

Changing Lifestyles

Bodmin is a historic and well-connected Cornish town offering a fantastic balance of natural beauty, community spirit, and modern convenience. Positioned on the edge of the iconic Bodmin Moor and surrounded by rolling countryside, the town provides an excellent base for those seeking both outdoor adventure and easy access to local amenities.

Rich in heritage, Bodmin features notable landmarks such as Bodmin Jail, the Bodmin & Wenford Railway, and the impressive St Petroc's Church. Its thriving town centre offers a welcoming mix of independent shops, cafés, restaurants, and essential services, ensuring everything you need is close at hand.

For outdoor enthusiasts, the Camel Trail begins in Bodmin, giving direct access to miles of scenic cycling and walking routes through woodland, moorland, and riverside landscapes. The nearby Cardinham Woods and Lanhydrock Estate further enhance the area's appeal, offering picturesque trails, National Trust grounds, and family-friendly activities.

Transport links are excellent, with the A30 and A38 providing convenient routes across Cornwall and beyond. Bodmin Parkway railway station offers direct connections to London, Exeter, and Plymouth, making the town ideal for commuters or those who travel regularly.

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

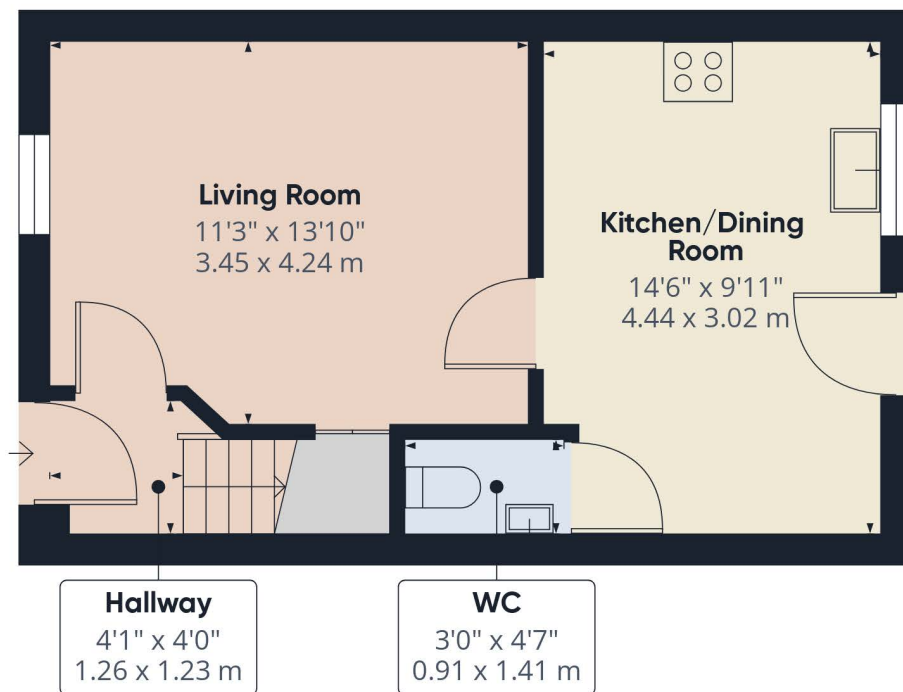
Combining heritage, accessibility, and natural surroundings, Bodmin offers a well-rounded lifestyle, making it a popular choice for families, professionals, and anyone seeking a vibrant Cornish town with countryside charm.



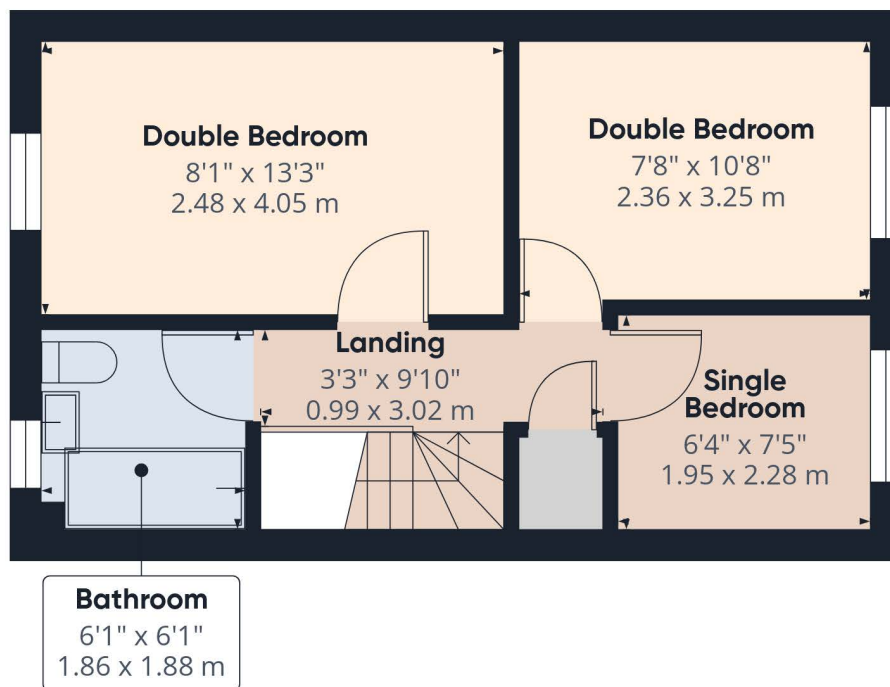
Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01208 814055
for more information or to
arrange an accompanied viewing
on this property.

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.