



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

74 Gilbert Road

Bodmin,

PL31 2FF



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £258,000**



# 74 Gilbert Road Bodmin, PL31 2FF



Stylish three bedroom townhouse with spacious living, a stunning top floor master suite and a sunny decked garden, perfectly positioned in a sought after area of Bodmin.

- Popular residential location in Bodmin
- Three bedroom mid terraced townhouse
- Spacious living and dining room with French doors to raised decked garden
- Modern fitted kitchen with integrated appliances and LED under cupboard lighting
- Newly installed boiler October 2025
- One allocated parking space plus visitor parking
- Ground floor cloakroom WC and useful storage cupboard with tumble dryer space
- Impressive top floor master suite with walk in wardrobe and en suite
- Council Banding - C
- EPC - C



Located in a popular residential area of Bodmin, 74 Gilbert Road is a warm and welcoming three bedroom mid terraced townhouse, thoughtfully laid out over three floors and perfectly suited to first time buyers or anyone looking for a home that is ready to move straight into.

As you step inside, you are greeted by a spacious hallway that immediately feels light and inviting. Just off the entrance is a convenient cloakroom WC, ideal for guests, along with a really useful storage cupboard that provides space for a tumble dryer, neatly tucked away next to the ground floor toilet to keep everything organised.

To the right, the kitchen is both stylish and practical. There is plenty of worktop space for preparing meals, generous storage, and integrated appliances already in place. You will also find space for a fridge freezer, plumbing for a dishwasher and washing machine, and a four point gas hob for keen cooks. LED lighting beneath the cupboards adds a modern, high end touch, while the newly installed boiler in October 2025 offers reassurance and efficiency for years to come.

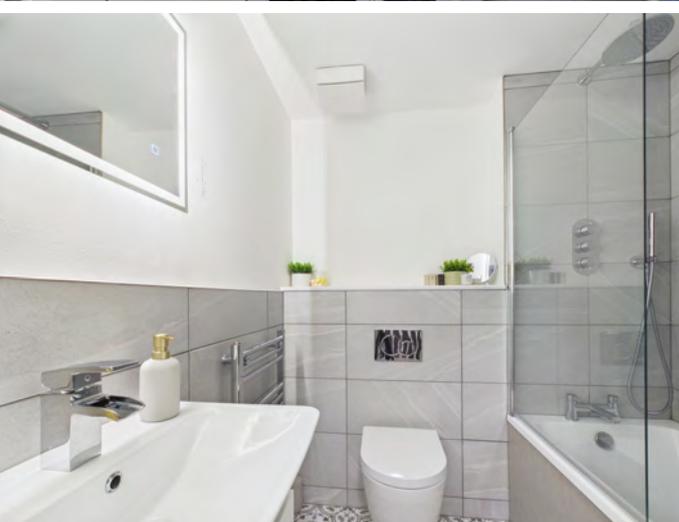
At the rear of the property is the heart of the home, a vibrant and comfortable living and dining space. It is a room that naturally brings people together, whether that is relaxing at the end of the day or hosting friends and family. French doors open straight out onto a raised decked garden, making it easy to enjoy outdoor dining in the warmer months and creating a lovely connection between inside and out.

Up on the first floor are two generous double bedrooms, currently used as a walk in wardrobe and a home office. This really shows how flexible the space can be, easily adapting to suit your lifestyle. The family bathroom on this floor has been recently renovated and is finished in a fresh, modern style, complete with a bath and shower over, WC and basin.

The top floor is dedicated to the impressive master suite. There is ample room for a super king size bed, which fits comfortably, along with additional furniture, creating a peaceful retreat at the end of the day. A walk in wardrobe fitted with built in Wren storage offers fantastic organisation and leads directly through to the en suite. Here you will find a walk in shower, basin, WC and additional storage cupboard, completing the interior of this lovely home.

Outside, the property benefits from one allocated parking space, as well as additional first come, first served visitor parking. The rear garden is low maintenance and enjoys a sunny aspect, making it a real suntrap. Recently replaced fencing, a decked seating area and a storage shed add to its practicality and appeal. To the front, a communal grassed area provides an open and pleasant outlook.

This is a fantastic first time buyer opportunity in a sought after part of Bodmin, offering modern living, flexible space and a home you can truly make your own. Viewings are highly recommended to fully appreciate everything it has to offer.



# Changing Lifestyles

74 Gilbert Road is a residential property situated in a well-established neighbourhood on the eastern side of Bodmin, within the county of Cornwall. The area is primarily made up of family homes and bungalows, creating a quiet and community-oriented setting ideal for a range of buyers, from first-time homeowners to retirees.

Gilbert Road benefits from a convenient yet peaceful position. The property is within easy reach of Bodmin's town centre, where residents have access to a variety of local shops, supermarkets, cafés, primary and secondary schools, healthcare facilities, and everyday amenities. The nearby A30 provides excellent road links across Cornwall, making travel to larger centres such as Truro, Newquay, and beyond straightforward.

The surrounding area offers attractive green spaces and countryside walks, reflecting Bodmin's close connection to nature. The dramatic landscapes of Bodmin Moor are only a short drive away, offering scenic walking routes and panoramic views. For families, there are parks and recreational facilities nearby, while coastal destinations along Cornwall's north and south coasts are easily accessible for day trips.

Overall, 74 Gilbert Road enjoys a practical residential location combining local convenience with access to Cornwall's renowned countryside and coastline, making it a well-positioned home within Bodmin



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:



# Changing Lifestyles



## 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.