



Bond
Oxborough
Phillips

Changing Lifestyles

7 Elizabeth Close,
Bodmin,
PL31 1HY



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £245,000



Changing Lifestyles

01208 814055

7 Elizabeth Close, Bodmin, PL31 1HY



A warm and welcoming family home with private gardens, generous living space and room to grow, tucked away in a peaceful Bodmin setting.

Three bedroom end of terrace home
Generous front, side and rear gardens
Conservatory providing additional living space
Three Miles from Padstow
Within easy reach of local primary and secondary schools
Located on the edge of Bodmin town centre
Ideal home for families
Freehold
Council Tax Band - B
EPC - D



Tucked away in a quiet corner of Elizabeth Close in Bodmin, this lovely three-bedroom end of terrace home has such a warm and welcoming feel from the moment you arrive.

With gardens to the front, side and rear, it offers that extra bit of outdoor space that families are always looking for.

Step inside and you're greeted by a bright entrance hall. To your right is the lounge, which really is the heart of the home. It's a cosy, comfortable space where you can imagine curling up on the sofa after a long day, enjoying family film nights, or simply relaxing together.

Just beyond is the kitchen diner, a great practical space with plenty of cupboard storage and room for all your appliances. There's space for a dining table too, making it ideal for family meals, homework at the table, or catching up over a cup of tea while dinner is cooking.

Leading off the kitchen is the conservatory which is a wonderful addition that really adds to the flow of the home. Light-filled and versatile, it's perfect for hosting friends, summer BBQs, or creating a playroom or second sitting area. It's a space you'll find yourself naturally drawn to.

From here you step out into the rear garden, which is completely private and not overlooked. It feels peaceful and secure, ideal for children to play safely or for enjoying a quiet evening outdoors. Being an end of terrace, the added front and side gardens give the home a lovely sense of space that's hard to find!

Upstairs, you'll find the family bathroom and three well-proportioned bedrooms. The main bedroom is bright and airy with plenty of natural light and good storage. The two further bedrooms are perfect for children, guests or even a home office, and there's a handy linen cupboard on the landing for extra storage.

All in all, this is a home that feels easy to live in, comfortable, practical and full of potential for family life. All set within a popular Bodmin location.

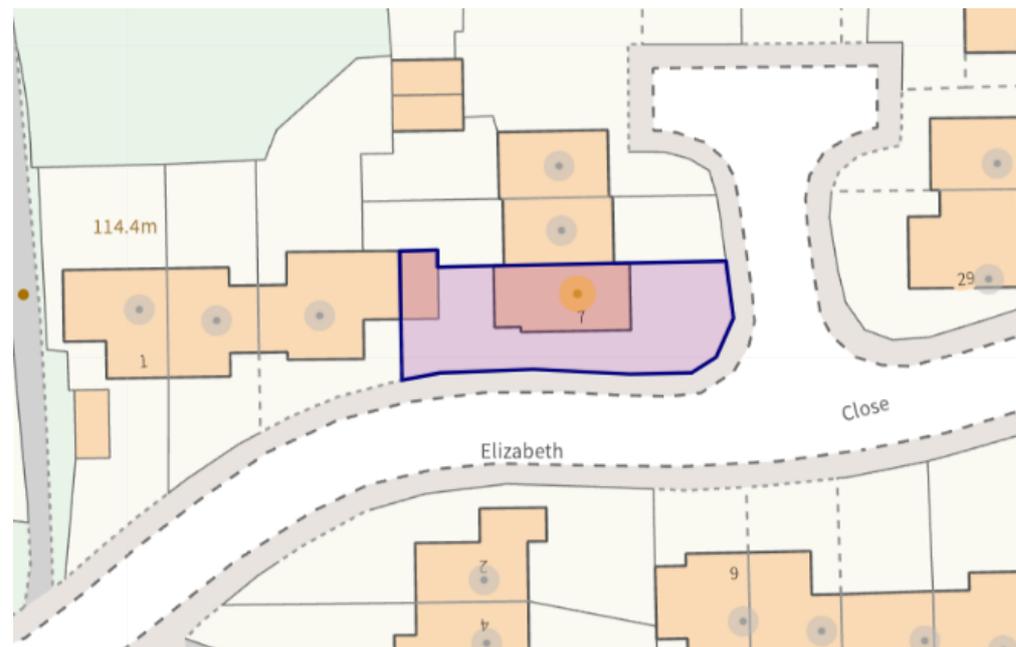
Please call to arrange a viewing - 01208 814 055



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A charming three-bedroom end of terrace home in Elizabeth Close, Bodmin, with front, side, and private rear gardens. Featuring a cosy lounge, spacious kitchen diner, and a light-filled conservatory, this family-friendly home offers versatile living and plenty of space to grow. Upstairs, there's a family bathroom, a bright master bedroom with ample storage, two further bedrooms, and a linen cupboard. Perfectly positioned in a quiet cul-de-sac with easy access to schools, local amenities, and the surrounding countryside.



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.