

9 Tanners Road,
Bodmin,
PL31 2FF



Guide Price - £250,000



Unique, vibrant living with space to relax and entertain



- Fabulous three-bedroom semi-detached home full of personality
- Eclectic décor with stylish and creative interiors
- Light-filled, garden-facing kitchen perfect for cooking and entertaining
- Characterful lounge offering a cozy and inviting living space
- Principal bedroom with en suite shower room
- Flexible third bedroom – ideal as a walk-in wardrobe, home office or nursery
- Convenient ground floor cloakroom/WC
- Beautiful enclosed garden, perfect for relaxing and socializing
- Retractable blinds providing additional privacy in the garden
- Driveway to the side with parking for three cars and rear garden access



This fabulous three-bedroom semi-detached home is anything but ordinary. Bursting with personality and eclectic décor, it's a home that perfectly blends creativity with comfort. Ideal for anyone looking for a space that feels truly unique and beautifully put together.

Step inside and you're immediately welcomed by a vibrant yet inviting atmosphere. Downstairs offers a stylish lounge, full of character and the perfect spot to unwind or entertain. The kitchen is a real showstopper. A garden-facing kitchen space that feels light, fresh and full of life, with plenty of room to cook, gather and enjoy. A convenient cloakroom/WC completes the ground floor layout.

Upstairs, the individuality continues. The principal bedroom is a calming retreat, complete with its own en suite shower room. The second bedroom is currently transformed into a dreamy guest room. The third bedroom makes a perfect walk-in wardrobe. A flexible space to suit your lifestyle. This can also be a great space for a home office or nursery.



Outside, the property enjoys a beautiful enclosed garden space, thoughtfully arranged to complement the home's creative feel. Ideal for summer evenings, entertaining friends, or simply relaxing in your own private haven. The current owners have installed retractable blinds to secure further privacy. This wonderful home also has a driveway to the side, offering access to rear garden and parking for three cars.

A home with soul, style and versatility, this is one you'll fall in love with the moment you step through the door.

Please call to view - 01208 814 055

Changing Lifestyles

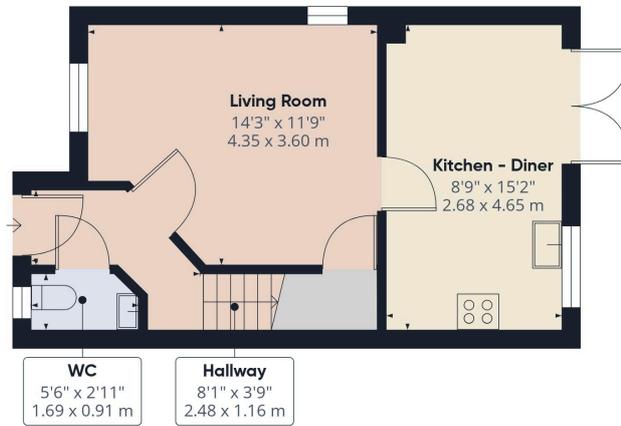
Situated on Tanners Road, this property enjoys a convenient position on the edge of Bodmin, a historic Cornish town offering a wide range of everyday amenities. The town centre is within easy reach and provides supermarkets, independent shops, bakeries, schools and healthcare facilities, making it a practical location for families, professionals and retirees alike.

For those who enjoy the outdoors, the area is perfectly placed to explore some of Cornwall's most beautiful landscapes. The renowned Camel Trail is nearby, offering miles of scenic walking and cycling routes, while the dramatic countryside of Bodmin Moor is just a short drive away.

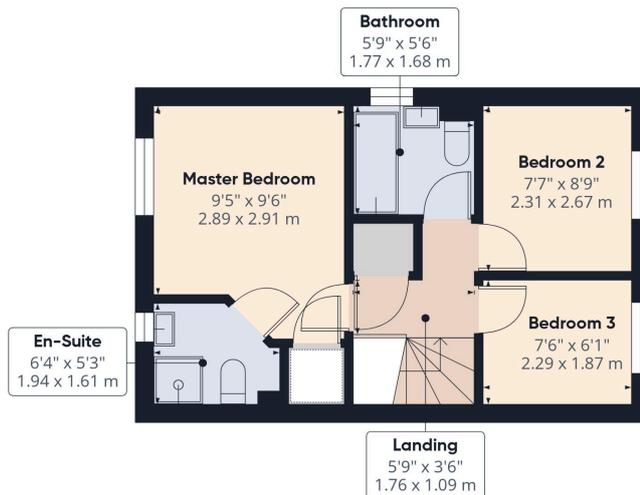
Bodmin also benefits from excellent transport links, with easy access to the A30, connecting you quickly to larger towns such as Truro and Plymouth, as well as the stunning north and south Cornish coasts. This makes Bodmin an ideal base for enjoying both town convenience and the very best of Cornwall's countryside and coastline.



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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
685 ft²
63.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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