



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

17 Onyx Walk

Bodmin

PL31 2FS



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT IN  
WADEBRIDGE & ROCK



**Guide Price - £225,000**



Changing Lifestyles

01208 814055

# 17 Onyx Walk, Bodmin, PL31 2FS



A superb opportunity to acquire a well-proportioned home with open-plan living, a private garden, and a highly convenient Bodmin location

- Three-bedroom end-of-terrace home in Bodmin
- Spacious entrance hall with excellent storage and staircase access
- Bright living room with large window overlooking a lovely park
- Open-plan kitchen/dining area, ideal for modern family living
- Ample kitchen storage with space for appliances and fitted dining seating
- Convenient downstairs WC and direct access to rear garden
- Level, low-maintenance garden with patio areas perfect for outdoor dining
- Council Tax Band - B
- EPC - B



Located in the sought-after town of Bodmin, this well-presented three-bedroom end-of-terrace property offers generous living space and a fantastic setting overlooking a lovely park, ideal for families and those seeking a comfortable home with outdoor appeal.

Upon entering, you are welcomed by a spacious entrance hall, providing plenty of room for coats, shoes, and additional storage. The hallway also gives access to the staircase leading to the first floor, creating a practical and inviting entrance to the home.

Moving through to the main living space, the property features a bright and airy living room. A large window allows natural light to flood the room while offering attractive views over the nearby park, creating a calm and relaxing environment.

To the rear, the kitchen/dining area provides a fantastic open-plan space, perfectly suited for modern family living. The kitchen offers ample storage with space for appliances, while the dining area comfortably accommodates a good-sized table with a fitted corner seat which has underneath storage, ideal for both everyday meals and entertaining. From here, there is access to the rear garden, as well as a convenient downstairs WC.

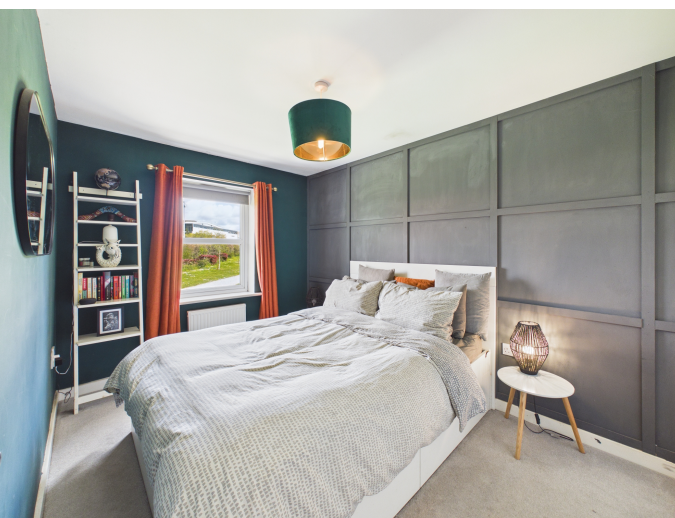
Upstairs, the first floor comprises three well-proportioned bedrooms, offering flexible accommodation for families, guests, or a home office. The family bathroom includes a bath with shower unit, WC, and basin. The landing also benefits from an airing cupboard, providing useful additional storage.

Externally, the property enjoys a well-maintained and level rear garden. The space features patio areas perfect for outdoor dining, relaxing with table and chairs, and making the most of sunny days. The garden offers a pleasant balance of usability and low maintenance, creating an ideal outdoor extension of the home.

Overall, this property combines spacious interiors, practical features, and an attractive location, making it a wonderful opportunity within Bodmin.

Service Charge £192 P/A

01208 814055



# Changing Lifestyles

Bodmin is a historic town located in Cornwall, in the southwest of England. Positioned near the edge of the wild and scenic Bodmin Moor, the town sits in a landscape of rolling hills, granite tors, and open countryside that gives it a distinctly rugged character.

The town itself lies roughly in the center of Cornwall, making it an important hub for travel and administration in the region. Historically, Bodmin was once the county town of Cornwall, and it retains a strong sense of heritage through landmarks such as Bodmin Jail and its traditional Georgian and Victorian architecture.

Bodmin is well connected by road, with the nearby A30 providing access to other major Cornish towns and beyond. Despite these connections, it maintains a quieter, more rural atmosphere compared to coastal tourist hotspots. The surrounding countryside, including forests, rivers, and moorland, offers opportunities for walking, cycling, and exploring nature.

Overall, Bodmin is a town where history and landscape meet, combining a rich past with access to some of Cornwall's most striking natural scenery.

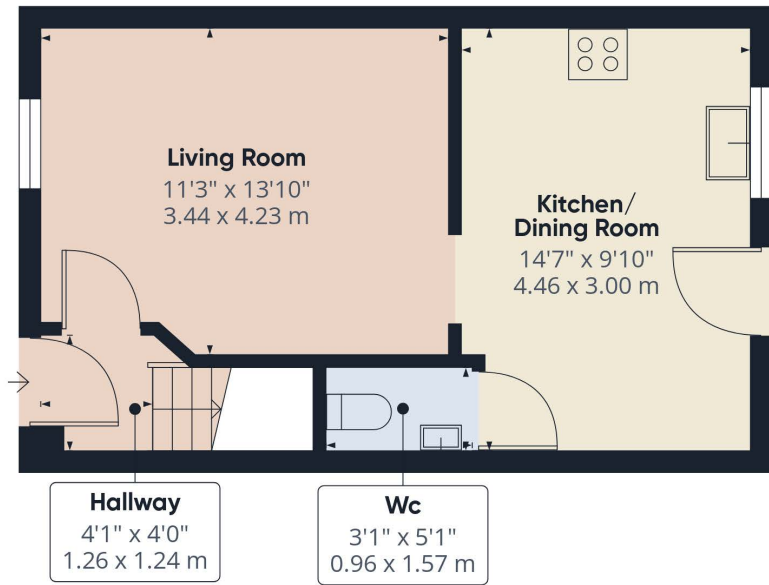


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

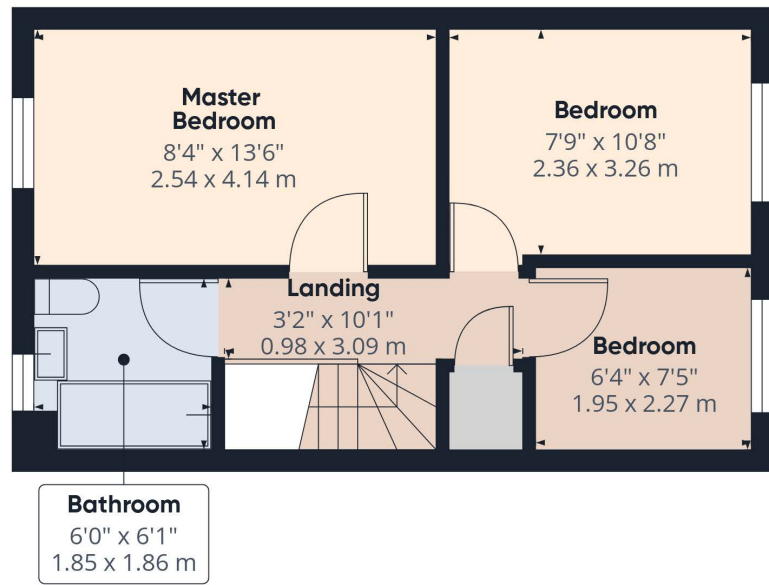
Virtual Tour:



# Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

## 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.