



Bond
Oxborough
Phillips

Changing Lifestyles

15 Tradewinds Close

Bodmin

PL31 2FT



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £147,000



Changing Lifestyles

01208 814055

15 Tradewinds Close, Bodmin, PL31 2FT



A Beautifully Presented Home Designed for Everyday Living..

- Two spacious double bedrooms
- Bright and airy living room
- Modern kitchen/dining space with integrated appliances
- Direct access to generous rear garden
- Patio area ideal for entertaining
- Convenient downstairs WC
- Family bathroom with bath and shower
- Allocated parking space
- Well-presented throughout and great for first time buyers
- Convenient central Bodmin location
- Council Banding - B
- EPC - B



This beautifully presented two-bedroom terraced home is situated in the heart of Bodmin, offering bright and spacious accommodation, modern finishes, and a generous rear garden, perfect for first-time buyers, young families, or investors alike.

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

The living area opens into a spacious kitchen/dining room, thoughtfully fitted with integrated appliances and ample storage throughout. This sociable space enjoys direct access to the rear garden, making it ideal for entertaining guests or enjoying al fresco dining during the warmer months. A convenient downstairs WC is located just off the dining area, adding further practicality to the home.

Upstairs, a generous landing provides access to two well-sized double bedrooms and the family bathroom. Both bedrooms benefit from large windows that allow natural light to pour in throughout the day, with the second bedroom also featuring a useful storage/airing cupboard. The family bathroom is fitted with a bath and shower unit, wash basin, and WC.

To the rear, the property boasts a substantial enclosed garden with a patio area, perfect for outdoor dining, relaxing, or family enjoyment. To the side of the property, there is an allocated parking space, further enhancing the appeal of this fantastic home.

A wonderful opportunity to acquire a well-maintained property in a convenient and popular Bodmin location.

The property is offered on a Shared Ownership basis, with shares available up to a maximum of 70%, subject to qualifying criteria, affordability checks and the terms of the lease. The property is subject to a Section 106 Agreement and purchasers may be required to demonstrate a qualifying local connection in accordance with the planning obligations.



Changing Lifestyles

Bodmin is a historic Cornish market town offering a fantastic blend of local amenities, countryside surroundings, and excellent transport links. Rich in history and character, the town provides a range of independent shops, supermarkets, cafés, restaurants, schools, and leisure facilities, making it well suited to both families and professionals alike.

Ideally positioned in the heart of Cornwall, Bodmin offers convenient access to the A30, providing easy routes across the county and beyond. Bodmin Parkway railway station also offers direct rail links to Plymouth, Exeter, and London Paddington.

The town is surrounded by some of Cornwall's most beautiful countryside, with nearby Bodmin Moor offering endless opportunities for walking, cycling, and outdoor pursuits.

Popular coastal destinations including Padstow, Wadebridge, and the stunning North Cornish beaches are all within easy reach, allowing residents to enjoy both countryside and coastal living.

Bodmin continues to grow in popularity thanks to its convenient location, strong community feel, and access to everything Cornwall has to offer.

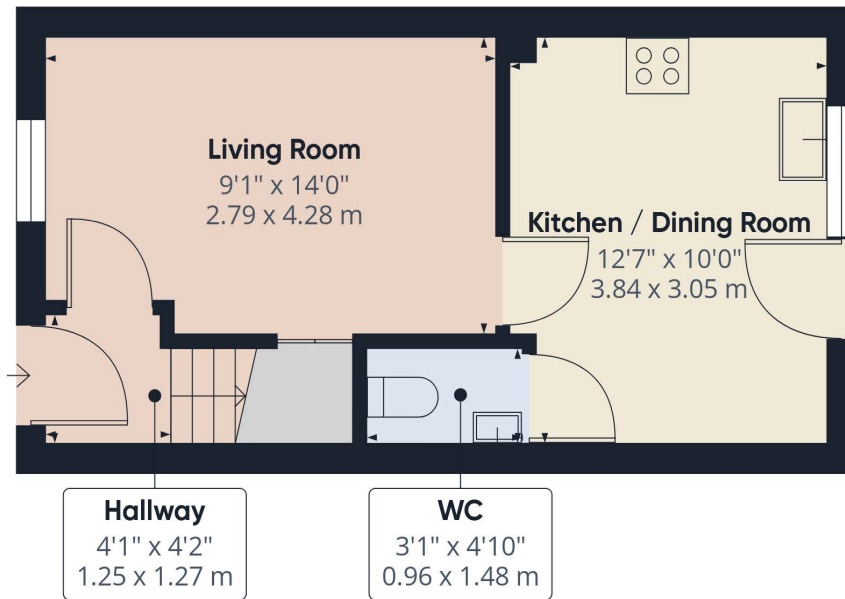


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

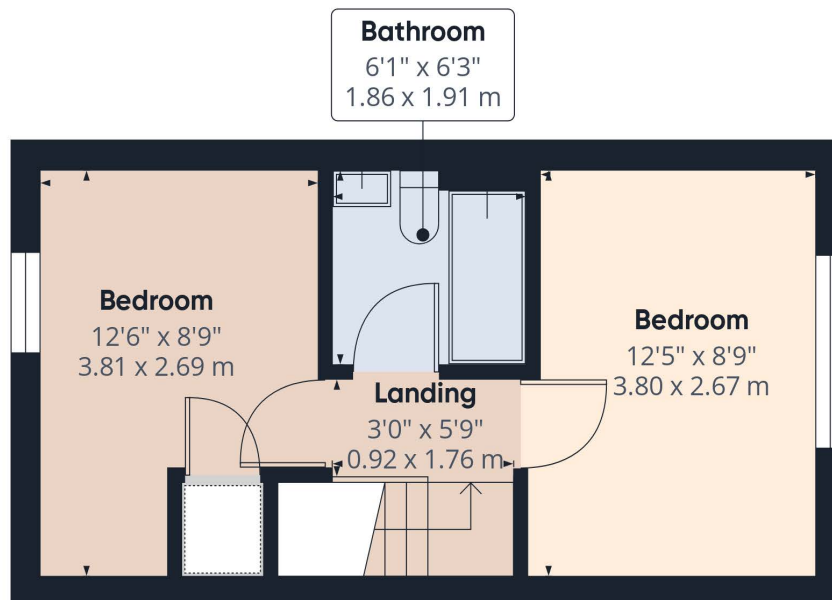
Virtual Tour:



Changing Lifestyles



Floor 0



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.