



Bond
Oxborough
Phillips

Changing Lifestyles

65 Foster Drive,
Bodmin,
PL31 1PS



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT IN
WADEBRIDGE & ROCK



Guide Price - £265,000



Changing Lifestyles

01208 814055

65 Foster Drive, Bodmin, PL31 1PS

An Immaculately Presented Home in a Quiet Residential Setting.



- * Quiet cul-de-sac position tucked away at the end of the development
- * Generous multi-vehicle driveway with ample off-road parking
- * Beautifully presented throughout with a stylish, move-in-ready finish
- * Cozy lounge featuring a characterful log-burning stove
- * Modern fitted kitchen with integrated appliances and adjoining utility room
- * Bright and practical layout ideal for everyday family living and entertaining
- * Sunny, level rear garden designed for low-maintenance enjoyment
- * Attractive ornamental pond creating a peaceful outdoor setting
- * Versatile summerhouse ideal as a home office, studio or garden retreat
- * Garage and adjoining workshop offering excellent storage and workspace
- Two spacious double bedrooms
- Excellent balance of indoor living space and versatile outdoor accommodation
- Ideal for first-time buyers, families, downsizers or those working from home
- Council Tax Band B



Tucked away at the end of a quiet residential cul-de-sac, 65 Foster Drive enjoys a peaceful position with a generous multi-vehicle driveway providing ample off-road parking.

Stepping inside, you are welcomed into a beautifully presented lounge, where a charming log-burning stove creates a warm and inviting focal point, making it the perfect space to relax throughout the year. The home has been thoughtfully maintained and offers a stylish yet comfortable feel throughout.

Adjoining the lounge is a contemporary fitted kitchen, complete with a range of modern appliances and quality units, flowing seamlessly into the utility area to create an excellent space for both everyday family living and entertaining guests.

From the utility area, the door opens onto the rear garden, which has been designed to be both attractive and easy to maintain. The level garden enjoys excellent sunshine throughout the day and features a delightful ornamental pond, adding character and tranquility to the outdoor space. A substantial summerhouse provides excellent versatility, whether as a home office, hobbies room or relaxation space, and conveniently links through to the garage and adjoining workshop—offering an abundance of storage and practical workspace.

Inside stairs rise to the first floor, where there are two generously proportioned bedrooms, both offering comfortable accommodation with plenty of space for furnishings. Completing the upstairs is a well-appointed family bathroom.

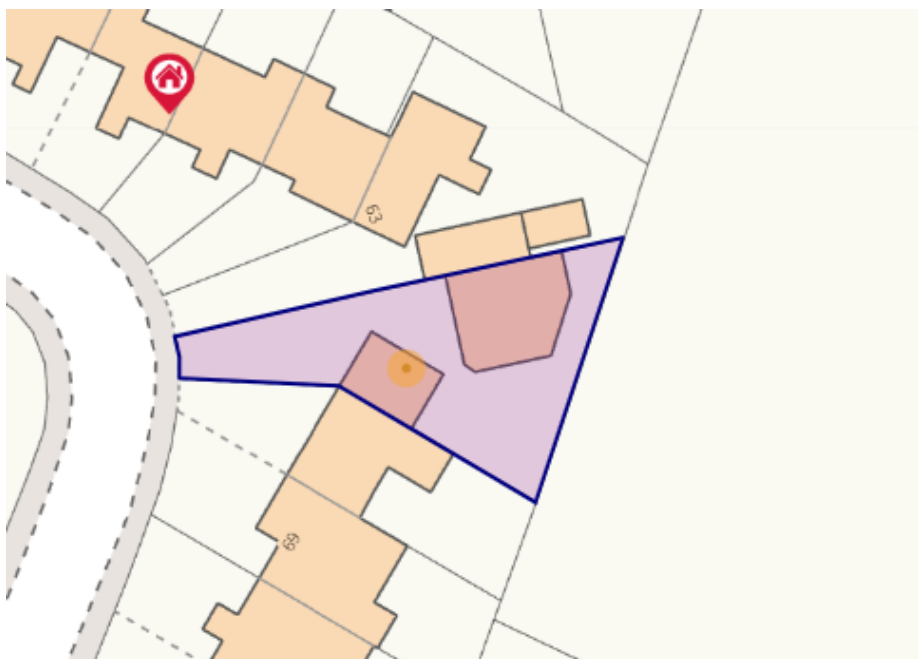
Combining a peaceful location, well-presented accommodation, excellent parking, versatile outbuildings and a sunny, private garden, 65 Foster Drive represents an ideal home for a wide range of buyers.



Changing Lifestyles

Foster Drive is situated within a popular and well-established residential area on the western side of Bodmin, offering convenient access to a wide range of amenities. Bodmin is a thriving Cornish market town with an excellent selection of shops, supermarkets, schools, healthcare facilities and leisure amenities, making it an ideal location for families, professionals and retirees alike.

The property is well placed for commuters, with easy access to the A30 providing links throughout Cornwall and beyond, while nearby Bodmin Parkway railway station offers regular services to Plymouth, Exeter and London Paddington. The town is also home to the renowned Bodmin Moor, providing miles of scenic countryside walks and outdoor pursuits, whilst the stunning North Cornish coastline, including the beaches of Padstow, Rock and Polzeath, can be reached within approximately 30 minutes by car.



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.

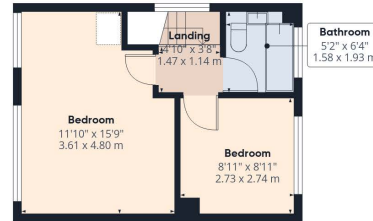
Virtual Tour:



Changing Lifestyles



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1037 ft²

96.3 m²

Reduced headroom

11 ft²

1.1 m²

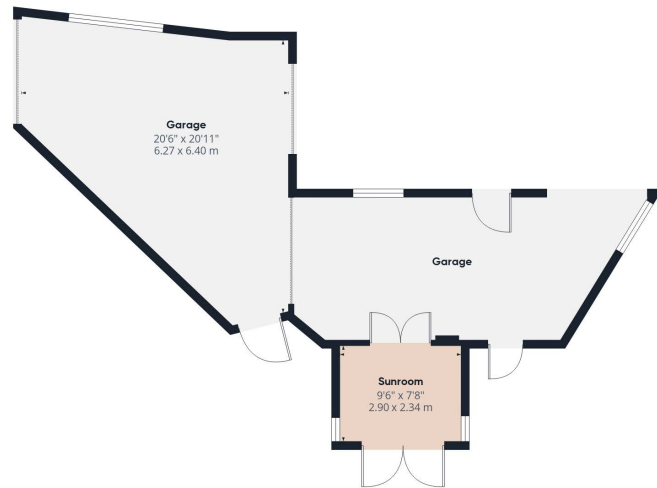
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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.