



Bond
Oxborough
Phillips

Changing Lifestyles

Lower Great View
Clann Lane
Lanivet
Bodmin
Cornwall
PL30 5HD



Offers in excess of: **£160,000** Leasehold



Changing Lifestyles

01208 814 055
wadebridge@boproperty.com

Lower Great View, Clann Lane, Lanivet, Bodmin, Cornwall, PL30 5HD



- One Bedroom
- Stylish En-suite
- Open Plan Kitchen/Dining Area
- Living Room
- Stunning Views
- 3 Parking Spaces
- Large Front Garden
- Bay Window
- Council Banding - D
- EPC: E



Bond Oxborough Phillips are extremely proud to introduce this stunning, newly renovated apartment located in the very sought-after village of Lanivet. With a variety of amenities including a local Post Office, popular Fish and Chip shop, Cornish pub, a general store and a newly built Community centre with café and sporting facilities, this is definitely not a property to miss out on.

This gorgeous one-bedroom apartment provides a brand-new modernised kitchen area with dining space, a generous bedroom with a newly upgraded en-suite and a living room with jaw dropping views across the Cornish countryside. A property's location is everything, and it doesn't get much better than Lower Great View. This centrally located village sits within a short drive of the A30 and bring the likes of Truro, Exeter and Plymouth within easy reach.

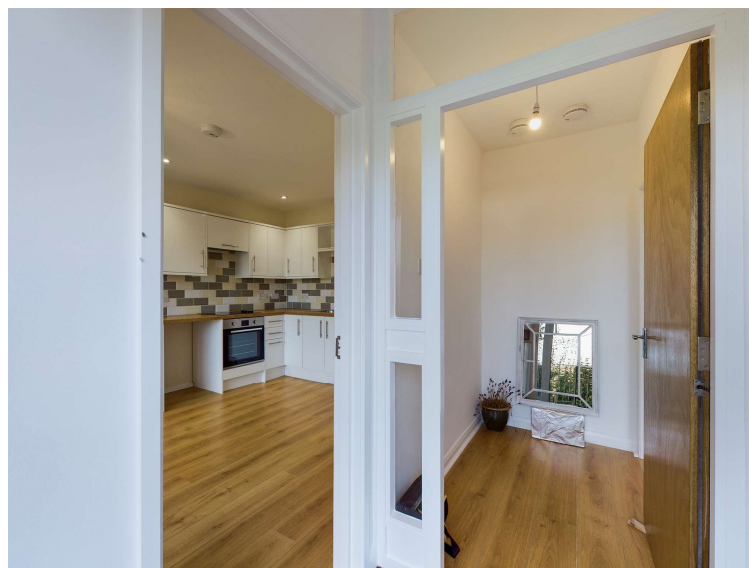
The grounds to this stunning property really put the cherry on the cake. Including 2 parking spaces, a very spacious front garden and patio area over looking the breath-taking rural views. To appreciate this unique property, a viewing is highly recommended.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01208 814 055 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at the
Bond Oxborough Phillips Sales & Lettings on

01208 814 055

For more information or to arrange an
accompanied viewing on this property.

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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.

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.