



Bond
Oxborough
Phillips

Changing Lifestyles

5 Fairing Close

Bodmin

PL31 2TD



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Asking Price - £340,000



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01208 814055

5 Fairing Close, Bodmin, PL31 2TD



Bond Oxborough Phillips are delighted to introduce this fabulous four bedroom detached home, with generous living space throughout.

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning views
- Spacious Kitchen
- Detached Single Garage
- Private Rear Garden
- Off-Road Parking
- Popular Location
- EPC - B
- Council Banding - D



Upon arrival at the property, a reception hall opens up with multiple doors leading to the living room, kitchen/dining room, guest cloakroom with w.c. and basin, and a beautiful staircase leading to the first floor. The dual-aspect living room boasts a light oak laminate floor, a front-facing window, and double doors leading to the charming rear garden. Similarly, the kitchen dining room is dual-aspect with double doors leading to the rear patio, featuring bespoke fittings from local high-end specialists. The kitchen is a masterpiece, with an array of storage cupboards and drawers, a full-height pull-out larder cupboard, 1 ½ bowl sink with mixer water tap, built-in waste and recycling bins, integrated fridge freezer, dishwasher, and washer dryer, NEFF split level oven, built-in NEFF combination oven/microwave, built-in wine fridge, 5-burner gas hob, cooker hood cover, and even a USB charger socket and TV point.



On the first floor, the master bedroom is a luxurious space with dual-aspect windows providing extensive countryside views, as well as a TV point. The en suite is a masterpiece, complete with a mains pressure shower, w.c., basin, heated towel rail, shaver point, and down lighting. The fourth bedroom is a cozy double room overlooking the charming rear garden, while the spacious family bathroom is fitted with a white suite and finished to a high standard with down lighting and a mix of full-height and ¾-height tiling. Additionally, there is an airing cupboard off the landing.

The top floor of the property features two more spacious double bedrooms and another shower room. The larger bedroom is generously appointed with high-end built-in furniture including wardrobes, cupboards, bedside cabinets, drawers, and a dressing table. The room boasts a front-facing window with far-reaching countryside views towards the River Camel Valley, a skylight window, and a TV point. The other double bedroom is currently configured as an office, featuring a window to the front with extensive views, a skylight window, and a TV point. The shower room serves the top floor, with a mains-fed shower, basin, w.c., and chrome towel rail, down lighting, and shaver point. Access to the loft is available from the landing.

The property also offers a single garage with up and over door and driveway parking to the side. The deck and garden is simply breathtaking, benefiting from mature shrubs and planting, including specimen trees and fruit trees. The terraced garden features a lower terrace laid with nonstandard slabs, a middle terrace with low-maintenance artificial grass laid over the graded drainage, and a top terrace with a path leading to the composite sun deck, complete with BBQ storage under. There is also a summerhouse, water feature, a slate patio dining area, outside lighting with remote control from the house, and an outside tap.

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According to the sellers, the best thing about this property is the location, feeling like living in a rural setting with lovely countryside views, yet on the edge of town with access to many amenities. The road to the property is for residents' access, pedestrian, and cyclists only, providing a direct connection to the Camel Trail at Dunmere via a choice of foot and cycle paths. From here, it is possible to cycle to Wadebridge, Padstow, and up onto Bodmin Moor, as well as into Bodmin itself. The kitchen/dining room creates a social chef's table feel, making it perfect for entertaining guests, while the garden boasts various spaces to relax and enjoy the serene surroundings.



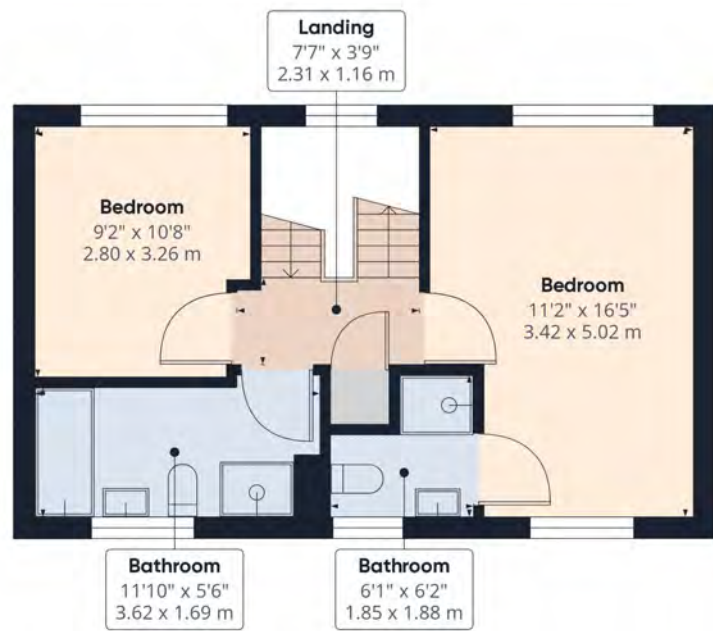
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1



Floor 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.

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.