



Bond
Oxborough
Phillips

Changing Lifestyles

2 Roseland Road

Bodmin

PL31 2EQ



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN WADEBRIDGE
& ROCK



Guide Price - £350,000



Changing Lifestyles

01208 814055

2 Roseland Road, Bodmin



Discover your dream home in the heart of Bodmin with this stunning detached four bedroom property.

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Future Expansion Opportunities (Subject to Planning)
- Stunning Views
- Spacious Kitchen
- Recently Renovated
- Open Plan Living/Dining Room
- Private Front/Rear Garden
- Sought After Location
- Detached Single Garage
- EPC - E
- Council Banding- D



Welcome to 2 Roseland Road, Bodmin—a charming detached 4-bedroom property that offers private front and rear gardens, a single detached garage, and breathtaking views across the town. This spacious home is perfect for families or those seeking a versatile layout with ample outdoor space.

Upon entering, you're welcomed into the main hallway, setting the tone for the rest of the property. To the right, you'll find the expansive lounge and dining area, featuring dual-aspect, floor-to-ceiling sliding doors. These large windows flood the space with natural light and provide easy access to the outdoors, ideal for enjoying the warmer days.

The kitchen area is generously sized, providing plenty of room to install a modern kitchen to your liking. From here, you can access the rear garden via a rear porch, making outdoor dining and entertaining a breeze. On the ground floor, there's also a family bathroom with a bath, basin, and W/C. A convenient ground-floor bedroom offers flexibility, doubling as a home office, guest room, or snug.

Upstairs, you'll find three additional double bedrooms, two of which have their own private balconies. These balconies are perfect for enjoying a morning coffee or a glass of wine in the evening, while taking in the stunning views. The master bedroom is a standout feature, equipped with a large en suite for added luxury.

Externally, the property shines. The private front and rear gardens are a delight for anyone with a green thumb or those who enjoy outdoor activities. The single detached garage provides valuable storage space or could be used for parking. Additionally, the property comes with lapsed planning permission for a side extension, offering potential for further accommodation or enhanced living space (we recommend seeking planning advice to renew this).



Located in a desirable area of Bodmin, 2 Roseland Road combines comfort, versatility, and the opportunity to customize your living space. Don't miss the chance to make this delightful property your own. Contact us today to arrange a viewing and explore the possibilities!

Changing Lifestyles

Bodmin, nestled in the heart of Cornwall, is a charming town with a rich history and vibrant community. Known for its medieval roots, Bodmin is home to iconic landmarks like Bodmin Jail and St. Petroc's Church. Nature enthusiasts will love its proximity to the stunning Bodmin Moor and the popular Camel Trail, ideal for hiking and cycling. The town provides convenient amenities, including shops, supermarkets, cafes, and restaurants, as well as schools and healthcare facilities. With excellent transport links via the A30 and Bodmin Parkway railway station, it's easy to explore Cornwall and beyond. Bodmin's strong sense of community and array of local events make it a welcoming place to call home.



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



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.