



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Foulston Way

Bodmin

PL31 2QH



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Price - £485,000**



Changing Lifestyles

01208 814055

# 1 Foulston Way, Bodmin, PL31 2QH



Set on a private gated estate, a fabulous four bedroom detached home, with generous living space throughout..

- Impressive Detached Modern Home
- Family Bathroom & Master En-Suite
- Stunning Gated Estate set back from all main roads.
- Spacious Kitchen
- Practical Utility Room
- Private Rear Garden
- Long Off-Road Gated Driveway
- Popular Town Location
- EPC - C



Set in the heart of a private gated development in Bodmin, this large family home offers highly versatile accommodation throughout.

Foulston Way is a stunning and completely renovated property that offers the perfect blend of modern living and comfort. This spacious home features four generously sized bedrooms, one of which includes a luxurious ensuite, making it an ideal choice for families or those looking to upgrade their living space.

The heart of the home is the large, newly renovated kitchen, which boasts contemporary finishes and ample space for cooking and casual dining. Adjacent to the kitchen is a dedicated dining room and a spacious living area, both of which are perfect for entertaining guests or enjoying family time.

The property also benefits from a separate utility room, offering additional convenience and storage, as well as a downstairs WC for added practicality.

Externally, the property impresses with a long, block-paved driveway that provides ample parking space for multiple cars. The double garage, complete with remote-controlled electric doors, adds even more convenience and storage options.

The quaint garden offers a peaceful retreat and provides ample space for outdoor social gatherings, whether you're hosting a BBQ or simply enjoying a sunny afternoon.

1 Foulston Way is the perfect family home, offering a blend of modern amenities, ample space, and a welcoming atmosphere. Whether you're looking to move up the property ladder or seeking a spacious and stylish home for your family, this property is sure to meet all your needs. Don't miss the opportunity to make this beautiful house your new home!



# Changing Lifestyles

Bodmin, located in the heart of Cornwall, is a charming and historic town that beautifully blends the old with the new. Rich in history, Bodmin boasts a number of fascinating heritage sites, including the iconic Bodmin Jail, which offers a captivating glimpse into the town's storied past. The majestic Bodmin Moor, a designated Area of Outstanding Natural Beauty, surrounds the town, providing breathtaking landscapes and a haven for outdoor enthusiasts. Here, visitors can explore the rugged moorland, ancient stone circles, and picturesque walking trails.

The town itself exudes a welcoming and vibrant atmosphere, with a bustling high street filled with an array of independent shops, cozy cafes, and traditional pubs. The local community is warm and friendly, often coming together for lively events and festivals that celebrate the rich culture and traditions of Cornwall. Bodmin's central location makes it an excellent base for exploring the wider region, with easy access to the stunning Cornish coastline, charming villages, and other notable attractions.

For those seeking a blend of natural beauty, historical intrigue, and a strong sense of community, Bodmin is a delightful destination that promises a memorable and enriching experience.



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

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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.

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