



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

35 Canyke Meadows  
Bodmin  
PL31 2GD



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Asking Price - £240,000**



Changing Lifestyles

01208 814055

# 35 Canyke Meadows, Bodmin, PL31 2GD



Set in the heart of the popular market town of Bodmin, a fabulous three bedroom home, with generous living space throughout.

- Well Presented Terraced Property
- Immaculate Decoration Throughout
- Family Bathroom & Master En-Suite
- Modern Kitchen
- Three Bedrooms
- Private Rear Garden
- Off-Road Parking and Garage
- Popular Town Location
- EPC - C



Welcome to 35 Canyke Meadows, a delightful property set in a popular development on the outskirts of Bodmin. This beautifully maintained home offers a perfect blend of modern comfort and practical living, making it an excellent choice for families or those looking to settle in a sought-after location.

As you enter the property, you're greeted by a light and airy entrance hallway that sets the tone for the rest of the home. The bright and spacious living room is a highlight, offering ample space for relaxation and entertainment. French doors open out to the private rear garden, allowing natural light to flood the room and providing a seamless transition for indoor-outdoor dining and socializing.

The kitchen is decorated to a high standard, featuring modern finishes and a convenient breakfast bar, ideal for casual meals or morning coffee. The layout is both stylish and functional, catering to all your culinary needs.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfort and versatility. The master suite is particularly impressive, with ample space for a large bed and storage options. The ensuite bathroom, like the rest of the property, is in immaculate condition and adds a touch of luxury to the upstairs living area. Two additional bedrooms and a pristine family bathroom complete the upper floor, ensuring plenty of space for the whole family.

Externally, the property boasts a well-sized private rear garden, perfect for enjoying outdoor activities or simply relaxing in a peaceful setting. The home also benefits from off-street parking and a garage, adding to its convenience and appeal.

35 Canyke Meadows is a true gem, offering modern living in a desirable location. With its spacious interiors, immaculate condition, and excellent outdoor space, this property is an opportunity not to be missed. Make this stunning house your new home today!

# 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.

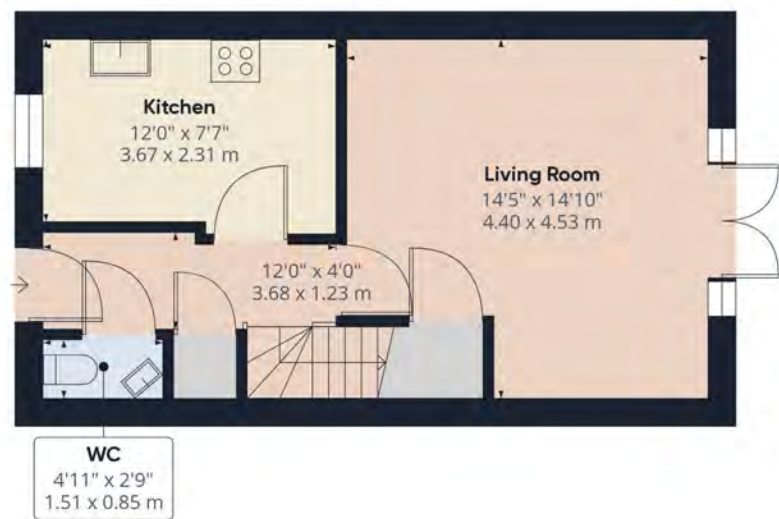
For those seeking a blend of natural beauty, historical intrigue, and a strong sense of community, Bodmin is a delightful destination that promises a memorable and enriching experience.



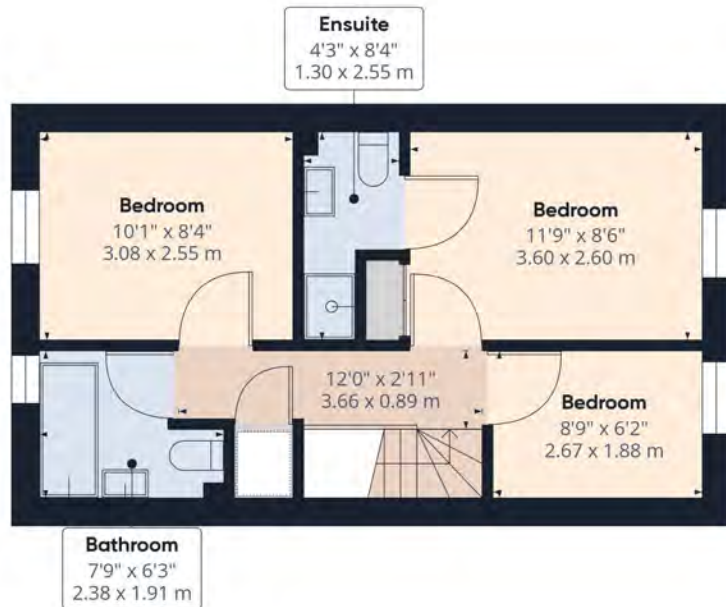
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0 Building 1



Floor 1 Building 1



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.

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.