



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# Flat 4, Cherrywood Manor

## Bodmin, PL31 2BT



BRITISH  
PROPERTY  
AWARDS

2023

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £180,000**



# Flat 4 Cherrywood Manor, Bodmin, PL31 2BT



Set in the heart of Bodmin sits a fabulous three bedroom Apartment, with generous living space throughout...

- Impressive Modern Apartment
- Family Bathroom & Master En-Suite
- Three Double Rooms
- Spacious Open plan Kitchen, Dining & Living Space
- One Allocated Parking Space
- Popular Town Location
- Great First Time Buy or Investment
- Council Banding - B
- EPC - C



Welcome to Flat 4, Cherrywood Manor, a beautifully presented modern 3-bedroom apartment located in the heart of Bodmin.

This contemporary home offers the perfect blend of comfort and style, making it ideal for families, professionals, or anyone looking for a stylish living space in a convenient location.

Upon entering the apartment, you'll be greeted by a spacious and inviting L-shaped kitchen, dining, and living area. The kitchen is well-equipped with modern appliances and generous worktop space, perfect for enthusiastic cooks. A handy breakfast bar adds a social element to the space, making it great for casual dining or entertaining. The living and dining area is expansive, providing plenty of room for furnishings while still feeling cosy and perfect for relaxing on a quiet evening. This open-plan space is truly the heart of the home, ideal for hosting family and friends.



The apartment features three double bedrooms, each flooded with natural light from large double windows. The master bedroom includes a private ensuite with a shower, basin, and W/C for added luxury and convenience. The additional bedrooms offer ample space and versatility, making them suitable for guests, children, or a home office. A well-appointed family bathroom completes the accommodation, featuring a bath with a shower unit, basin, and W/C.

Flat 4 comes with the added benefit of an allocated parking space for convenience, ensuring you have a secure place to park in this central location.

Don't miss the opportunity to make this stunning apartment your new home. Contact us today to arrange a viewing and experience the charm and convenience of Cherrywood Manor living.

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## Bodmin – A Charming Town in the Heart of Cornwall

Nestled in the heart of Cornwall, Bodmin is a historic town that offers a perfect blend of natural beauty, cultural heritage, and modern amenities. Steeped in history, Bodmin is one of Cornwall's oldest towns and boasts a range of fascinating landmarks, including the iconic Bodmin Jail, now a popular attraction and museum, and St. Petroc's Church, one of the largest parish churches in Cornwall.

Surrounded by stunning landscapes, Bodmin is the ideal base for exploring the great outdoors. The nearby Bodmin Moor, a designated Area of Outstanding Natural Beauty, is a paradise for walkers, hikers, and nature lovers, offering rugged scenery, picturesque views, and famous landmarks like the dramatic Rough Tor and Brown Willy, the highest point in Cornwall. For cycling enthusiasts, the renowned Camel Trail runs through the town, providing a scenic route along the River Camel, all the way to the charming coastal towns of Padstow and Wadebridge.

Bodmin is also well-connected, with easy access to the A30, making it convenient for commuting or exploring other parts of Cornwall. The town features a variety of shops, cafes, and restaurants, as well as essential services, schools, and a community hospital, ensuring that residents have everything they need close by.

With its unique combination of history, natural beauty, and convenience, Bodmin is a desirable location for those seeking a relaxed lifestyle in one of Cornwall's most captivating settings.



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:



# Changing Lifestyles



## 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.