



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

43 Burden Close

Bodmin

PL31 1NY



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £190,000**



Changing Lifestyles

01208 814055

# 43 Burden Close, Bodmin, PL31 1NY



Set in the heart of Bodmin sits a fabulous 3 bedroom end of terraced home, with generous living space throughout..

- Impressive Terraced Home
- Family Bathroom
- Private Rear Garden
- Spacious Kitchen/Dining Area
- Practical Storage Options
- Downstairs W/C
- Popular Town Location
- End of Chain!
- Local Amenities
- Council Banding - A
- EPC - TBC



Bond Oxborough Phillips is thrilled to present to the market 43 Burden Close, a charming 3-bedroom end of terraced home situated in the vibrant town of Bodmin. This property offers an excellent chance for first-time homebuyers and shrewd investors to acquire a desirable property.

Step inside to discover a welcoming hallway space, complete with a handy downstairs W/C for added convenience. Continuing through, you'll find the heart of the home: an open plan kitchen/dining area illuminated by dual aspect windows, creating a bright and inviting atmosphere. Adjacent to the kitchen/dining area is the cozy lounge, offering a peaceful retreat overlooking the rear garden – perfect for relaxing or entertaining friends and family.

Upstairs, three bedrooms await, with two boasting built-in storage solutions to help keep things organised. A family bathroom completes the upper floor, ensuring comfort for all residents.

Outside, the property boasts a charming private rear garden with a patio space, ideal for enjoying outdoor meals or simply soaking up the sunshine. Side access adds practicality, making it easy to maintain the garden.



In summary, 43 Burden Close presents an excellent opportunity for first-time buyers looking to step onto the property ladder or investors seeking a smart addition to their portfolio. With its modern living spaces, convenient amenities, and outdoor relaxation areas, this home offers both comfort and potential for growth. Don't miss out – schedule a viewing today!

# Changing Lifestyles

Located in the heart of Cornwall, Bodmin is a town brimming with character and charm, set against the backdrop of rolling hills and the rugged beauty of Bodmin Moor. Nature enthusiasts will find themselves in paradise with the abundance of outdoor activities available, from scenic walks and hikes to birdwatching and picnicking in the tranquil countryside.

Steeped in history, Bodmin boasts a rich heritage dating back centuries. Visitors can immerse themselves in the past at iconic landmarks such as Bodmin Jail, where tales of Cornwall's criminal history come to life, or explore the fascinating exhibits at Bodmin Keep, a military museum housed within a historic Victorian barracks.

Despite its quaint size, Bodmin offers a surprisingly vibrant cultural scene. Art galleries, theaters, and live music venues dot the town, showcasing the talents of local artists and performers. Meanwhile, the charming streets are lined with an array of independent shops, boutiques, and cafes, perfect for leisurely shopping and dining experiences.

Conveniently situated near Cornwall's stunning coastline, Bodmin provides easy access to sandy beaches, picturesque fishing villages, and breathtaking coastal walks. Whether you're seeking outdoor adventure, cultural immersion, or simply a peaceful retreat surrounded by natural beauty, Bodmin has something to offer every visitor who ventures into its captivating embrace.



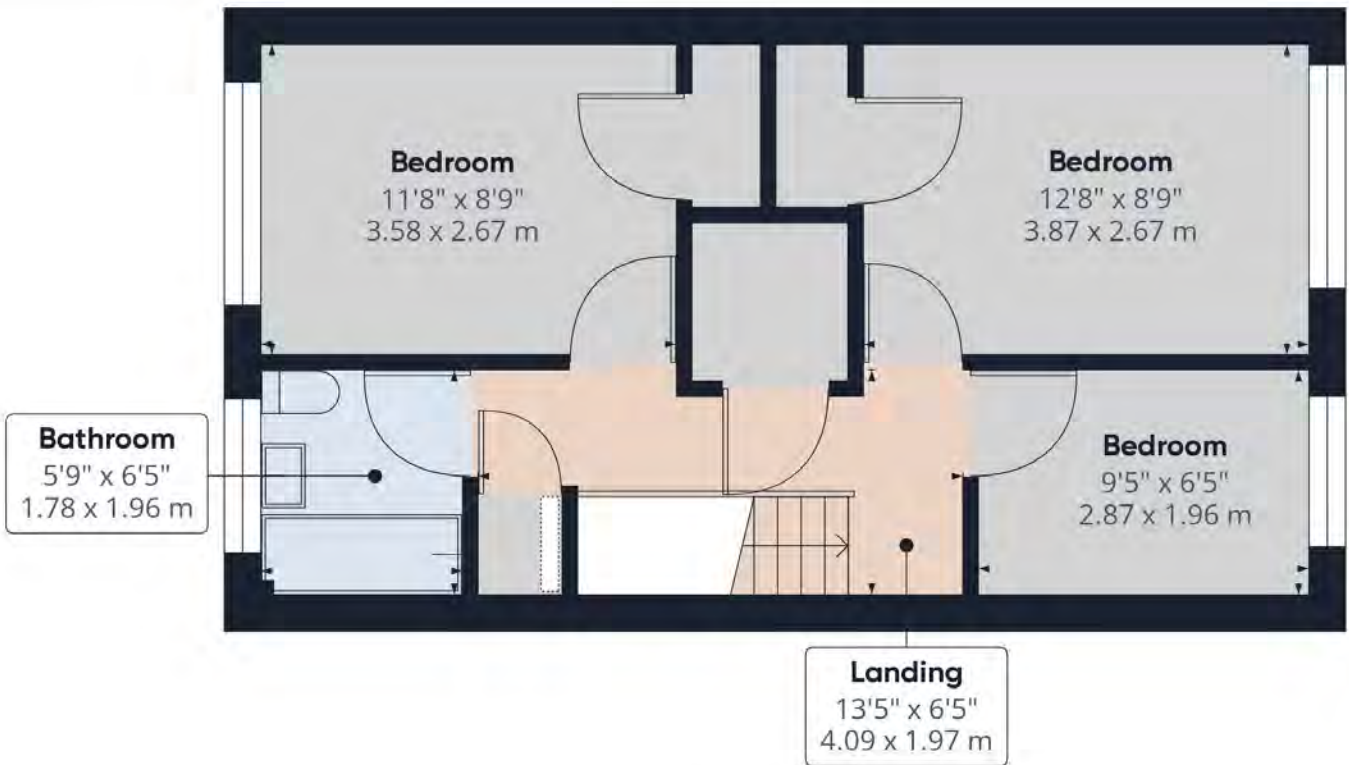
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1

## 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.