



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

13 Grass Valley Park

Bodmin

PL31 1DN



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £270,000**



Changing Lifestyles

01208 814055



# 13 Grass Valley Park, Bodmin



13 Grass Valley Park, Bodmin – A Modern & Spacious Three-Bedroom Home.

- Impressive Semi Detached Modern Home
- Three Bedrooms
- Family Bathroom & Master En-Suite
- Spacious Kitchen/ Diner
- Private Rear Garden
- Off-Road Parking and Garage
- Popular Town Location
- EPC - TBC
- Council Banding- C



Nestled in the sought-after area of Grass Valley Park, Bodmin, this well-presented three-bedroom semi-detached home is a fantastic opportunity for first-time buyers, families, or investors alike.

Upon entering, you are welcomed by a bright entrance hall leading to a convenient downstairs WC. The hallway flows into a spacious living room, offering a comfortable and inviting space for relaxation. Towards the rear of the property, the modern kitchen-diner is a highlight, featuring ample storage, stylish fittings, and double doors that open out onto the private rear garden—perfect for entertaining or enjoying outdoor living. A useful storage cupboard adds to the practicality of the space.



Upstairs, the property boasts three well-proportioned bedrooms, including a master bedroom complete with an en-suite for added comfort and privacy. A contemporary family bathroom serves the remaining two bedrooms, making this home ideal for growing families.

Externally, the property benefits from a garage and off-road parking, ensuring convenience and additional storage.

With its modern design, excellent location, and move-in-ready condition, 13 Grass Valley Park presents an outstanding opportunity to secure a beautiful home in Bodmin. Early viewing is highly recommended!

# Changing Lifestyles

Bodmin is a historic market town in the heart of Cornwall, offering a blend of rich heritage and modern convenience. Surrounded by stunning countryside and located on the edge of Bodmin Moor, it provides an excellent base for exploring the region. With direct access to the A30, Cornwall's main arterial route, Bodmin is well-connected to both the north and south coasts, making it a strategic hub for travel. The town is also home to the Bodmin and Wenford Railway, a heritage steam railway, and the scenic Bodmin Beacon, which offers breathtaking views of the surrounding landscape.

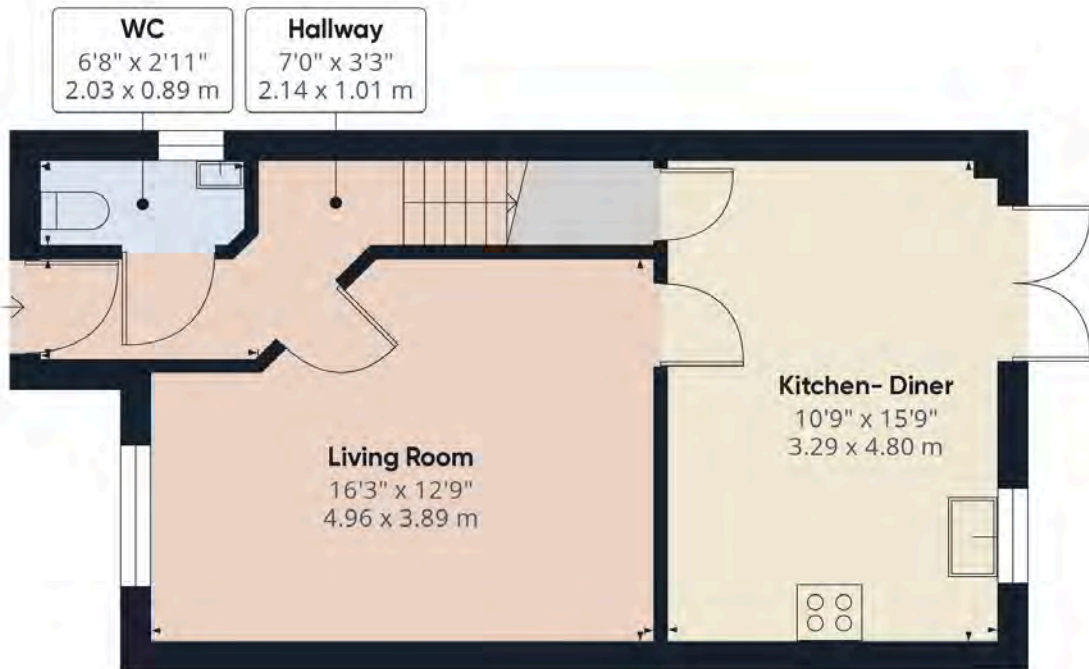


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01208 814055** for more information or to arrange an accompanied viewing on this property.

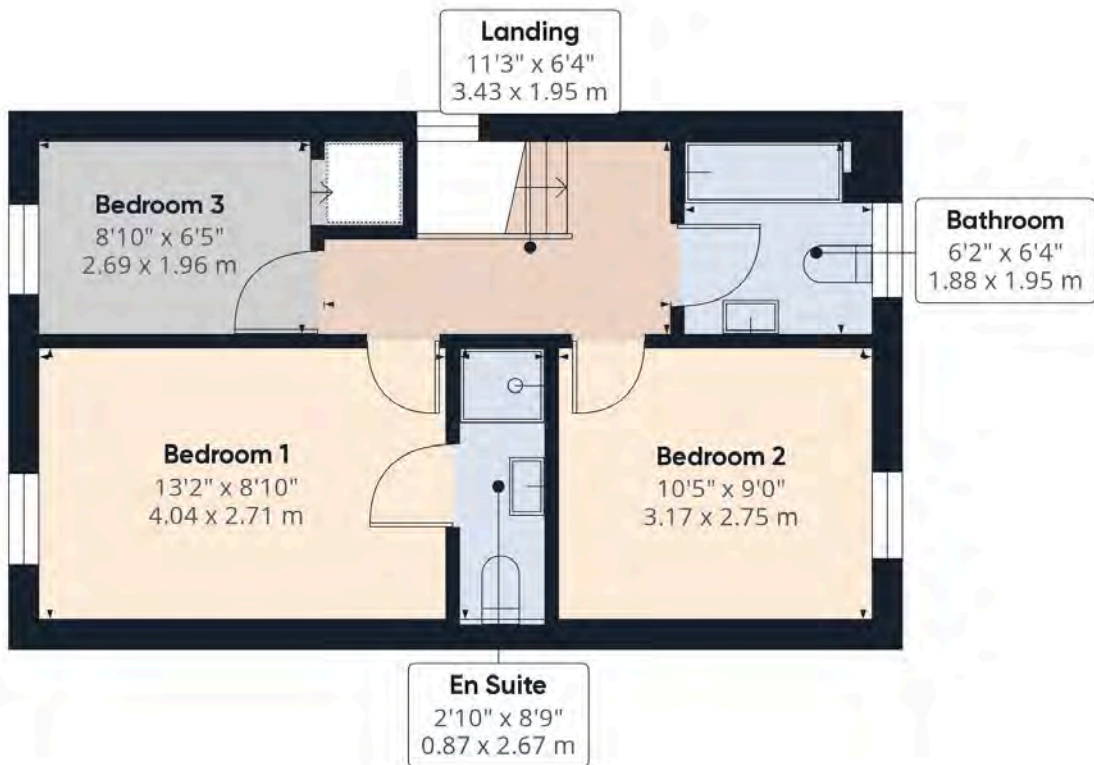
Scan here for our Virtual Tour:







Floor 0 Building 1



Floor 1 Building 1

## 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.