



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Westover

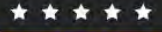
Bodmin

PL31 1QH



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN WADEBRIDGE  
& ROCK



**Guide Price - £370,000**



# Westover, Bodmin, PL31 1QH



Set on edge of Bodmin sits a fabulous three bedroom detached home, with generous living space throughout.

- Impressive Detached Home
- Family Bathroom
- Wrap Around Plot
- Spacious Kitchen & Sunroom
- Practical Dining Room
- Large Living Room
- Off-Road Parking
- Popular Town Location
- Private Terrace
- Council Banding - E
- EPC - E



Westover is a beautifully presented 3-bedroom detached family home, located on the edge of Bodmin, offering a perfect balance of modern living and rural charm.

With its spacious layout, private garden, and excellent location, this property is ideal for families looking for both comfort and convenience in a peaceful Cornish setting.

The ground floor of Westover features a well-proportioned kitchen with ample cupboard and worktop space, ideal for keen cooks. Access to the private garden is easy through a single door, allowing you to enjoy outdoor living at its best. The kitchen is seamlessly connected to the large sunroom, which provides a bright, relaxing space to unwind and enjoy the stunning Cornish weather in the comfort of your own home.

A hallway leads to each of the ground-floor rooms and provides useful storage, along with access to the main front door. For added convenience, a ground-floor WC is also provided. The dining room is perfect for family meals or entertaining guests, offering plenty of space for a large dining table. The spacious living room is ideal for relaxation, providing ample room for furnishings and a cosy environment to enjoy evenings with family.

Upstairs, a generous landing leads to three double bedrooms, each with dual aspect windows that allow natural light to fill the rooms, creating bright and airy spaces. The family bathroom, which completes the first floor, includes a bath with a shower unit, WC, and basin, combining practicality with comfort.

Externally, Westover sits on a good-sized corner plot, offering private parking, a single garage, and a small outdoor store. The private front and rear gardens provide plenty of space for outdoor activities, and the raised decking area is the perfect spot to enjoy alfresco dining and the Cornish sunshine.

With its spacious rooms, family-friendly layout, and beautiful location, Westover is a fantastic family home. A viewing is highly recommended to fully appreciate everything this property has to offer.



# Changing Lifestyles

Nestled in the heart of Cornwall, Bodmin is a charming market town offering a perfect blend of rural tranquility and modern convenience. Known for its rich history, Bodmin is home to historic landmarks such as Bodmin Moor and the Bodmin & Wenford Railway, making it a picturesque and desirable location for both nature lovers and history enthusiasts.

The property is conveniently located with excellent access to local amenities, including schools, shops, and cafes. With easy transport links to major roads, including the A30, and a short drive to the coastal towns of Padstow and Newquay, Bodmin is an ideal location for those seeking a peaceful countryside setting without compromising on connectivity.

Whether you're looking to explore the stunning moorland, enjoy outdoor activities, or simply relax in a beautiful Cornish setting, Bodmin offers a wonderful lifestyle with the added benefit of a close-knit community and a rich cultural heritage.



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.

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