

# 27 HALGAVOR PARK



4



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Bodmin, PL31 1DL

Guide Price: £416,500



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46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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This spacious and well-presented four-bedroom detached house is situated in the highly desirable Halgavor Park, Bodmin, offering the perfect family home in a peaceful and convenient location.

Upon entering, you're greeted by a welcoming hallway that leads to the main living areas. The bright and airy lounge provides a comfortable space for relaxation and is ideal for family gatherings. The well-designed kitchen is fully equipped with modern appliances, offering both practicality and style, with plenty of space for a dining table, making it the heart of the home.

Upstairs, the property features four good-sized bedrooms, with the master benefiting from a private en-suite, perfect for added convenience. The family bathroom is contemporary, with neutral fittings, providing a relaxing space for the whole family.

The enclosed rear garden is a real highlight, offering a private outdoor space that is perfect for children to play, outdoor dining, or simply relaxing on sunny days.

Additional features of the property include a convenient W/C on the ground floor, ideal for guests, and double-glazing throughout.

The property boasts a generous driveway, along with a garage, providing plenty of storage space or additional room for a workshop.

This well-maintained home is ideally located close to local amenities, schools, and transport links, making it an excellent choice for those seeking a peaceful yet well-connected family home.

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Ground Floor



First Floor



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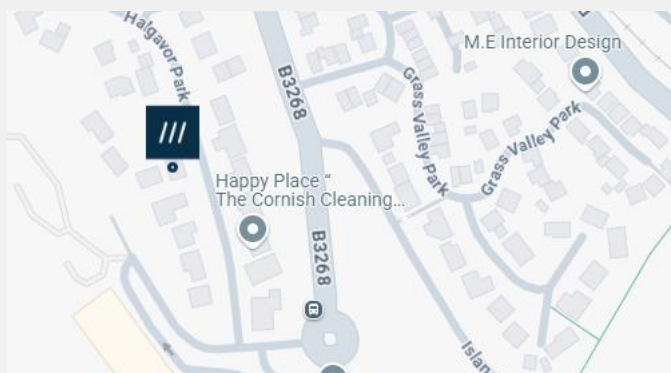


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## KEY FEATURES

- Impressive Detached Modern Home
- Four Bedrooms
- Large Kitchen/ Dining Area
- Spacious Lounge
- Downstairs W/C
- Family Bathroom
- Ensuite Shower Room To Master Bedroom
- Enclosed Rear Garden
- Driveway Parking
- Gas Central Heating
- Garage with Power
- EPC - C
- Local Authority – Cornwall Council
- Council Band - D
- Tenure - Freehold

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## SERVICES

- HEATING – MAINS GAS
- WATER – MAINS
- SEWERAGE - MAINS

  
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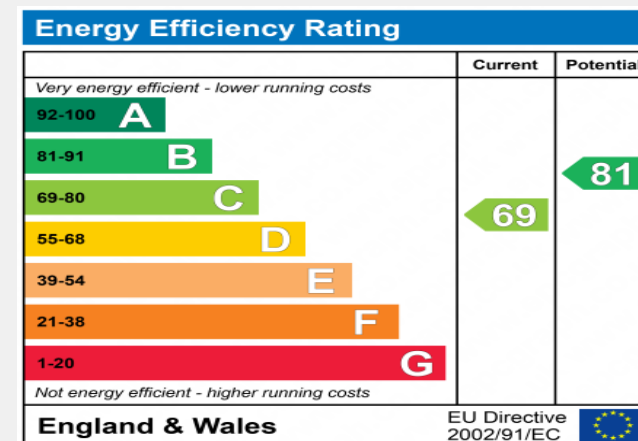


## SCHOOLS

- Robartes Primary School
- St Petrocs Primary School
- St Marys Primary School
- Bodmin College
- Callywith College

## TRANSPORT LINKS

- A short drive to join the A30.
- Nearby Bus Stops for ease.
- Bodmin Parkway Train Station is Nearby



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