



21, Beech Drive



# 21, Beech Drive

, Bodmin, PL31 1QA

Bodmin Town Centre 1.5 Miles - Wadebridge 6.5 Miles - Camel Trail 1 Mile

**A beautifully presented three bedroom detached home in a quiet cul-de-sac in Bodmin.**

- Detached House
- Three Double Bedrooms
- Sitting/Dining Room
- Enclosed Rear Garden
- Freehold
- Cul-De-Sac Location
- En-Suite Shower Room
- Conservatory
- Private Parking
- Council Tax Band: D

**Guide Price £365,000**

## **SITUATION**

The property is situated in Bodmin, within 1 mile of the popular Camel Trail and The Borough Arms which is a traditional pub and eatery. The historic town of Bodmin offers a comprehensive range of shops, cafes, restaurants, public houses, schools and colleges as well as a leisure centre and cinema. The popular Camel Trail is ideal for cyclists, walkers, runners and horse riders and leads to Padstow through Wadebridge, or to Wenford Bridge. Mainline rail services are available at Bodmin Parkway connecting to London Paddington via Plymouth, whilst Newquay airport provides a number of scheduled flights to both domestic and international destinations. Bodmin is centrally situated in Cornwall and is well positioned to access both north and south coasts and the county. The popular market town of Wadebridge is within 6.5 miles and sits astride the River Camel.



## DESCRIPTION

A beautifully presented detached family home, situated within a peaceful residential cul-de-sac and offering well-proportioned accommodation throughout. The property enjoys enclosed gardens to the rear together with private driveway parking for two vehicles.

## THE PROPERTY

A welcoming entrance hall provides access to the principal reception rooms, kitchen, cloakroom and staircase rising to the first floor. The sitting/dining room is a particularly attractive space, centred around a feature fireplace with electric fire and offering ample room for both seating and dining. Double doors lead through to the conservatory, currently utilised as a home office, enjoying pleasant views over the rear garden.

The kitchen is generously proportioned and fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl sink. There is an integrated dishwasher and space for a range cooker and further appliance space including for an American-style fridge/freezer. The kitchen extends to a versatile additional reception area, formerly the garage, now providing excellent flexibility as further living accommodation, dining space or useful storage.

On the first floor are three double bedrooms together with the family bathroom. The principal bedroom benefits from an en suite shower room. The family bathroom is fitted with a panelled bath with shower over and handheld attachment, wash basin and WC.

## OUTSIDE

To the front of the property is a driveway providing private parking for two vehicles together with an area of lawn interspersed with mature shrubs and planting. The enclosed rear garden has been thoughtfully arranged over three tiers, incorporating paved seating terraces bordered by an attractive variety of flowering plants and shrubs.

## SERVICES

Mains water, drainage and electricity. Mains gas central heating. Broadband availability: Ultrafast. Mobile phone coverage: Good outdoor and variable in-home. (Broadband and mobile information via Ofcom). Please note the agents have not inspected or tested these services.

## VIEWINGS

Strictly by appointment with the vendors appointed agents Stags, Wadebridge - 01208 222333.

## DIRECTIONS

What3Words: ///pushed.bars.rewarding



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 Eddystone Court, Eddystone Road, Wadebridge, PL27 7FH

wadebridge@stags.co.uk

01208 222333

Approximate Area = 1357 sq ft / 126 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Total = 1389 sq ft / 128.9 sq m  
 For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1457027