54 Gilbert Road

BODMIN

THE PROPERTY SHOP

54

Bodmin

£210,000

GUIDE PRICE

GilbertRoad

FOR SALE

PROPERTY TYPE	BEDROOMS	BATHROOMS	LOCATION	EPC RATING
Terrace House	2	1	Bodmin	C

- Well-Presented Two-Bedroom Home
- Attractive Landscaped Multi-Level Rear Garden
- Garage, Driveway & Adjacent Parking Space
- Spacious & Light-Filled Principal Bedroom
- Walking Distance to Town Centre & Supermarkets
- Open Kitchen/Dining Area with Garden Access
- Useful Summer House/Garden Storage
- Convienient & Sought After Bodmin Location

Gilbert Road

A beautifully presented two-bedroom mid-terrace home, situated on Gilbert Road in Bodmin and offering bright, comfortable accommodation alongside a particularly attractive landscaped rear garden. The property enjoys a convenient location, with Bodmin town centre, a range of supermarkets and everyday amenities within walking distance. To the front, a charming fenced garden with established planting creates an inviting first impression.

The entrance porch leads through into the cozy yet well-proportioned living room, with ample space for comfortable seating and a large front-facing window allowing plenty of natural light to fill the room. A useful ground floor WC is located just off the entrance. From the living room, the home flows into the kitchen/dining room, offering a good range of fitted units and space for a dining table and chairs. The patio doors opening directly onto the rear garden.

A real highlight of the property is the beautifully maintained rear garden, thoughtfully arranged across several levels. The initial patio provides ample space for outdoor dining, with steps leading to a raised deck and a further patio area offering additional space for seating if desired. Trees, planting and colourful borders create an attractive and surprisingly private setting, while a timber summer house sits at the top of the garden. Gated access beyond leads to the property's garage and two parking spaces.

Upstairs are two bedrooms and the family bathroom, fitted with a bath and overhead shower. The generous principal bedroom benefits from built-in storage and a large front-facing window, creating a wonderfully bright and airy room. The second bedroom enjoys a pleasant outlook across the rear garden, completing this charming and well-kept home.

Ground Floor

First Floor

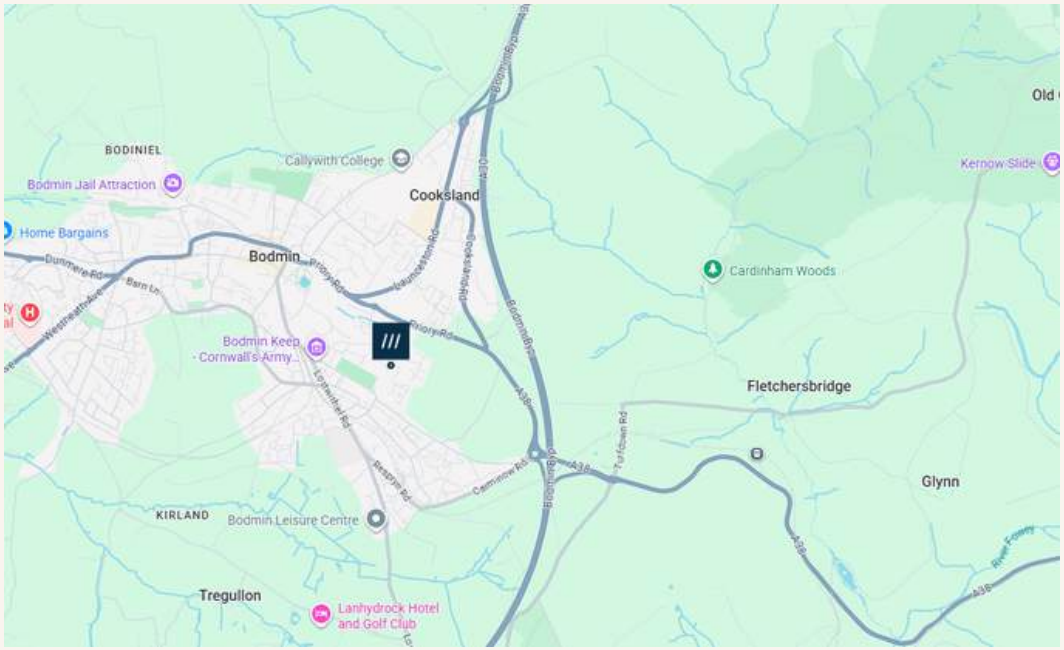
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.
Location: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby.

Viewing: Strictly by appointment.
Directions: Sat Nav- PL31 2BY
What3Words: ///unto.remodel.occupiers

Local authority: Cornwall Council
Council Band: B
Tenure: Freehold

Services:
Heating – Gas central heating
Electric - Mains
Water – Mains
Sewerage – Mains



VIEW PROPERTY ONLINE

TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
Tel: 01208 872728

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

negotiator@tpssouthwest.com | www.thepropertyshopcornwall.co.uk