



Bodmin Office
46-48 Fore Street
Bodmin
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Lower Bore Street

****No Onward Chain****

A three-bedroom terrace house with additional attic room, courtyard and generous rear garden. Located only a short walk from the town centre.

- * Living room * Large dining area * Kitchen * Three bedrooms * Family Bathroom * Attic room *
- * Double glazing * Gas Central heating * Courtyard and lawned rear garden * Outbuilding *

Price: £170,000



ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

The Property

A couple of steps lead up to the front door which opens out into the living room with central heating radiator, window to front elevation, alcove storage, feature fireplace and door through to dining room. The dining room is of good size with ample space for family sized dining table and feature stonework, stairs to first floor and also doors through to the kitchen at the rear of the property. From the dining room an external door also opens out into the side alleyway with runs along the side of the property allowing external access to the rear courtyard.



The kitchen is at the back of the property with window to the rear courtyard and a door to outside, it comprises a range of wooden floor based and wall mounted units with both cupboards and drawers, stainless steel sink and drainer unit and space for cooker.



Stairs from the first floor lead up to the landing with doors off to all bedrooms and family bathroom, there is also a window to the rear allowing a good degree of natural light in. All three bedrooms are large enough for a double bed and have a central heating radiator. The family bathroom comprises a modern fitted white suite with pedestal wash hand basin, WC and corner shower cubicle with wall mounted electric shower and tiled walls.



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Outside

Immediately to the rear of the property is a large courtyard, No. 48 owns one of the outbuildings within the courtyard, the other two are owned by the neighbouring properties. A wooden gates opens onto a pathway with some steps leading up to the rear garden, this is predominantly laid to lawn and has a greenhouse and shed.

Agents note

The access through the alleyway to the side of the property is shared between the neighbouring properties, there is also a right of way through the courtyard for them to access their rear gardens.

EPC BAND: D COUNCIL TAX BAND: B

