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## Bugle Way, Bodmin

**\*\*No Onward Chain\*\*** A modern end of terrace, three-bedroom home situated on a popular development within one mile of the town centre and Priory Park. Offers two allocated parking spaces, enclosed rear garden with side access, open plan living space and views to The Beacon from the rear elevation.

\*Open plan living space \*Modern fitted kitchen  
\*Spacious lounge and dining area \*Utility space  
\*Downstairs shower room and WC \*Three bedrooms  
\*Ensuite to master bedroom \*Modern bathroom  
\*Double glazing \*Gas fired underfloor heating on ground floor, radiators on first floor

**Price: £240,000**



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## 14 Bugle Way, Bodmin, PL31 1FQ

At the front of the property are two allocated parking spaces, a step leads down to a paved pathway which accesses the front of the property. Front door with double glazed obscured insert opens into entrance hallway.

**Entrance hallway** wood effect flooring, consumer unit, door opening to kitchen and open plan living space, sliding door opens to downstairs shower room and WC.

**Downstairs shower room and WC** double glazed obscured window to the front elevation, tiled work surface and tiled splashback, attractive rectangular wash basin with mixer tap, heated chrome towel rail, a glazed door opens into a generous single shower cubicle with tiling to splashback areas and mains shower, close coupled WC.

**Open plan living space 9.13 maximum by 4.56 maximum 2.28 minimum** comprises the kitchen and lounge dining areas.

**Kitchen 3.15 m x 2.28 m** double glazed window to the front elevation, wood effect flooring, a range of modern units comprising cupboards and drawers with modern hard resin work surface over. Integrated sink and routed draining board surface with mixer tap. Integrated electric oven and grill with four ring ceramic hob and hood over. Space for fridge, space for freezer, space for tumble dryer, matching wall mounted storage units, inset spotlighting to ceiling.

**Lounge diner 5.45 m x 4.56 m** double glazed windows and French doors opening to access the enclosed rear garden. Double glazed obscured window to the side elevation, wood effect flooring, attractive timber spindled staircase which rises to the first-floor landing, door to under stairs storage space, door opens to utility space. Inset spotlighting to ceiling.

**Utility space** offers space for washing machine, wall mounted shelving, coat hooks and hanging rail, houses the manifold for the underfloor central heating system; therefore offers a useful drying space.

**Landing** loft access hatch, radiator, door opening to large airing cupboard above the stairs which houses the Worcester central heating boiler, doors lead off to three bedrooms and bathroom.

**Master bedroom 3.46 m x 3.01 m** double glazed window to the front elevation overlooking part of the

development, radiator, door opening to ensuite shower room.

**Ensuite shower room** comprises double glazed obscured glass window. Wood effect flooring, close coupled WC, pedestal wash basin with mixer tap and tiled splashback, generous shower cubicle with glazed sliding door, tiled splashbacks and wall mounted mains shower. Extractor fan, chrome heated towel rail, inset spotlights to ceiling.

**Bedroom two 4 m x 2.31 m** double glazed window to the rear elevation offering some countryside glimpses and views towards Bodmin's Beacon. Radiator.

**Bedroom three 2.92 m x 2.13 m** double glazed window to the rear elevation, radiator, all bedrooms have television aerial points.

**Bathroom 2.31 m x 1.90 m** wood effect flooring, white suite comprising close coupled WC, pedestal wash basin with mixer tap, panel bath with mixer tap, glazed shower screen with wall mounted electric Triton shower, tiling to splashback areas, wall mounted touch sensitive mirror with integrated lighting, shaver socket, extractor fan, chrome heated towel rail.

**The rear garden** is enclosed by fencing and enjoys a South Westerly aspect. A timber gate opens to a side access way which leads to the front of the property. The garden comprises a level lawn with a paved patio area immediately to the rear of the lounge French doors. In addition, there is a useful timber storage/bike shed.

**EPC BAND: B**

**COUNCIL TAX BAND: C**



