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Flamank Park , Bodmin

****NO ONWARD CHAIN**** A two double-bedroom terraced home situated on the Western side of town. Requires modernisation, however provides the right buyer a huge amount of potential. Early viewing recommended.

*Lounge *Kitchen *French doors to rear * Two double bedrooms *Communal parking
*Double glazing *Porch
*Enclosed rear garden

Price: £150,000



28 Flamank Park, Bodmin, PL31 1LX

ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

Entered via a door with a double glazed, obscured insert into a porch with double glazed windows. Internal door with obscured glass insert opens into entrance hallway.

Entrance Hallway 3.6 m x 1.81 max (0.9 m min) obscured windows to porch. Electric wall-mounted heater & understairs cupboard. Doors to lounge and kitchen and stairs to first floor.



Kitchen 3.42 m x 2.59 m max (1.78 m min) matching floor and wall mounted units comprising of both cupboards and drawers. Space for washing machine, tumble drier, dishwasher and fridge etc. Free standing cooker, stainless steel sink & drainer, tiled splashbacks, vinyl flooring. Useful storage/pantry cupboard and serving hatch to dining room. Door and window with obscured glass inserts to rear garden.



Lounge 3.72 m x 3.16 m window to front elevation, wall mounted electric heater. Electric fire and freestanding fireplace. Archway into dining room.



Dining room 3.01 m x 2.90 m electric wall-mounted heater and French doors to rear garden.



First-floor hallway doors to bedrooms and bathroom. Useful airing-cupboard space.

Bedroom one 2.42 x 5.5 m max (4.55 m min) electric wall-mounted heater, windows to front elevation, integrated cupboard, and carpeted flooring.



Bedroom two 3.28 m x 3.6 m max (3.04 m min) electric wall-mounted heater, windows to rear elevation and integrated wardrobe space.



Bathroom 2.18 m x 1.58 m windows to rear elevation, carpeted flooring. Panel bath and wall-mounted 'Triton' electric shower. W/C, hand wash basin and tiled splashbacks.



Rear Garden enclosed with a low-maintenance design. Block-built storage shed. Gate to useful path at rear, running along the rear of the terrace.



The property also currently benefits from a rented garage (number 34) (from Cornwall Council). We understand there is a possibility to transfer this to the new owner.

EPC Band: Awaited
Council Tax: A