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## Gilbert Road Bodmin

A detached two-bedroom Coach House on the Eastern side of Bodmin benefiting from garage and parking space.

- \* Kitchen \* Lounge diner \* Two bedrooms
- \* Family shower room\* Double glazing and gas central heating \* Garage \* Parking space \*

Price: £179,950



## The Property

60 Gilbert Road is a well-presented detached Coach house within a popular residential area on the Eastern side of Bodmin. The property is conveniently located only a short distance from the town centre with popular supermarkets close at hand and only approximately 1 mile from the A30 offering fantastic transport links.

A front door opens out into an inner hall with stairs ascending up to a main hallway. The hallway is located centrally to the property, to the right are the bedrooms and shower room with the living accommodation and kitchen at the opposite end.

The living room is a great size with ample space for living room furniture and a family sized dining table. Two windows to the front elevation overlook the parking area and provide a great degree of natural light. A large opening from the living room takes you through to the kitchen with comprises a modern fitted kitchen boasting fantastic worktop space, stainless steel sink and drainer unit, room for a dishwasher, washing machine, fridge/freezer and integrated oven with gas hob over. Cupboard housing gas central heating boiler.



From the hallway the two bedrooms are located to the front of the property. There is also a large storage cupboard which is accessed off the hallway.

Bedroom one is a great sized room with ample space for a double bed and wardrobes. There is a window to the front elevation overlooking the parking area. Adjacent to this room is bedroom two with a similar aspect, also a good-sized room which can comfortably fit a double bed and benefits from a generous built in storage cupboard.







The bathroom is to the rear of the property, it comprises a vanity unit with storage cupboards under and wash hand basin, WC, walk in double shower with glass screen and heated towel rail. There are attractive grey tiles to all water sensitive area and wood effect flooring.



## Outside

Number 60 benefits from a single garage situated beneath the property. With the garage is an additional storage space under the stairs and power for lighting. To the front of the garage is a parking space.

**EPC BAND: C**

**COUNCIL TAX BAND: A**

## Rooms with approximate sizes:

**Lounge Dining room: 5.3m x 2.9m**

**Kitchen: 4.2m x 2.4m**

**Bedroom One: 3.3m x 3.1m**

**Bedroom Two: 3.3m x 2.2m**

**Bathroom: 2.15m x 2m**

