



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

St Mary's Road, Bodmin

A detached three bedroom bungalow occupying a generous plot on the popular Western side of town. Offers distant countryside glimpses, driveway parking for three cars, garage and workshop. The internal accommodation boasts a dual aspect lounge and kitchen diner. Must be viewed to be appreciated.

*Lounge *Kitchen diner *Three bedrooms *Family bathroom *Far reaching countryside glimpses *Garage and workshop *Double glazing and gas central heating
*Driveway parking for three cars
*Generous, enclosed rear garden

Price: £337,500



115 St Marys Road, Bodmin, PL31 1NH.

Double glazed front door matching side panel and obscured glass insert opens into the **Entrance porch** which has tiled flooring. A timber framed internal door with obscured glass insert and matching side panel opens into the entrance hallway.

Entrance hallway wood effect flooring, radiator, loft access hatch, door opening to storage cupboard with hanging rail and shelving with further overhead storage cupboard above. Doors opening to the lounge, kitchen breakfast room, three bedrooms and bathroom.

Lounge dual aspect double glazed windows to the front and side elevations overlooking the front garden and offering some far-reaching countryside glimpses. Wood effect flooring, radiator, feature fireplace housing electric flame effect fire, television point and telephone point.

Kitchen two double glazed windows to the rear elevation overlooks the rear garden with a double glazed door opening to offer access to the rear garden. The kitchen has vinyl flooring and a range of modern units comprising cupboards and drawers with worksurfaces over. Stainless steel sink and drainer with mixer tap, space for cooker with hood over, tiling to splashback areas, space for fridge freezer, space for washing machine, matching wall mounted storage units. Double doors open to reveal a built-in cupboard which houses the Combi boiler. Space for a family dining table, a double-glazed side door opens onto the driveway in front of the garage.

Bedroom one double glazed window to the front elevation overlooking the front garden and offering some far-reaching countryside glimpses. Radiator, space for double bed and freestanding furniture

Bedroom two double glazed window to the rear elevation overlooking rear garden, radiator, space for a double bed and freestanding furniture.

Bedroom three double glazed window to the front elevation overlooking the front garden offering some far-reaching countryside glimpses, radiator, a generous single bedroom.

Bathroom double glazed obscured glass window to the rear elevation, vinyl flooring, radiator, white suite comprising close coupled WC, vanity wash basin with mixer tap, panel bath with mixer tap and mains shower over. Wall mounted glazed shower screen tiling to splashback areas.

At the front, the garden is raised and mostly laid to lawn. There is a selection of mature shrubs.

The driveway offers ample parking for three cars in front of the garage.

Garage 'Gliderol' roller door. A rear courtesy door opens to reveal a useful workshop area. Lighting and power.

Workshop has a double-glazed obscured glass window to the rear elevation and offers further storage area/space for workstation and tools. A side door opens to access the rear garden.

Rear garden is enclosed by walls, fencing and hedges. A side access path via a metal gate leads back to the front of the property. The rear garden is relatively level, with a shallow terrace stepping up to a large area of lawn. There are borders with a profusion of mature plants and shrubs, including camellias, pieris, rhododendron, and hydrangeas. To the rear right hand corner is a small vegetable patch with space for composters.

Services: Mains gas, mains electric, mains drainage, mains water (metered).

EPC BAND: C

COUNCIL TAX BAND: C





01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

thepropertyshopcornwall.co.uk

These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract





All measurements are approximate and for display purposes only.