



Bodmin Office
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Bodmin
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St Marys Road Bodmin

A semi-detached three-bedroom house with generous rear garden requiring a degree of updating and modernisation on the Western side of town.

NO ONWARD CHAIN

*Large entrance hall * Kitchen * Open plan living room dining room * Conservatory * Three bedrooms * Family bathroom * Generous rear garden *

Price: £200,000



A three-bedroom semi-detached house on the Western side of town benefiting from spacious living accommodation throughout and a generous sized rear garden. The property would benefit from a degree of modernisation throughout but offers great potential.

Located in a popular residential area on the Western side of town with easy access out the A30 which provides fantastic transport links up and down the county. Bodmin town centre is close at hand catering for day to day needs and has several supermarkets as well as primary schools, a secondary school, colleges and leisure centre.

The Property

Gate through to a shared pedestrian pathway leading to the front door and side gate to rear garden.

The front door opens out into a large entrance hallway with tiled floors, stairs to the first floor, doors off to kitchen and open plan living dining room. There is also a generous size utility room off the main entrance hall with tiled floor, window to the rear elevation and fitted shelving. The kitchen is to the front of the property with a window to the front elevation and comprises fitted units with matching floor based and wall mounted units, tiled splashbacks, integral oven with ceramic hob over and undercounter appliance space.

The open plan living dining room is adjacent to the kitchen, an L shaped room with window to the front elevation, gas fire with marble affect fireplace, built in storage cupboards and archway separating the living and dining areas. The dining area is at the rear of the property and is large enough for a family size dining table, sliding doors from here open into the conservatory, from here further sliding doors open out into the garden.

Stairs from the entrance hall lead up to the landing with doors off to all bedrooms and bathroom. To the front are two large double bedrooms both with windows to the front elevation, the third bedroom is also big enough to take a double bed and is to the back of the house with a window overlooking the rear garden, there is also a family bathroom with a white suite comprising pedestal wash, WC panel bath with privacy screen and wall mounted electric shower.

The rear garden is a generous size, predominantly laid to lawn with low maintenance patio area and outside stores.

EPC BAND: Awaited

COUNCIL TAX BAND: B





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

