



Higher Bore Street, Bodmin

****NO ONWARD CHAIN**** An opportunity to purchase a three-bedroom terraced cottage (requiring modernization) with an extensive southerly facing plot located at the top of the town centre. Offers the right buyer huge potential.

*Lounge diner *Kitchen *Bathroom *Three bedrooms *Large plot *Town centre location *No onward chain *Double glazing *Gas central heating.

Guide Price: £140,000

S Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk



40 Higher Bore Street, Bodmin, PL31 1JW

ACCOMMODATION IN DETAIL – ALL MEASUREMENTS ARE APPROXIMATE

The cottage is entered via the front door which opens into a small hallway from this hallway door opens into the lounge diner.

Lounge diner 6.24 m x 3.53 m maximum dual aspect double glazed windows to front and rear elevations, feature fireplace housing gas flame fire (not tested), radiator, beamed ceiling, open tread staircase rising to landing, door opening to kitchen.

Kitchen 2.92 m x 1.73 m double glazed window to side elevation, door opening to offer access to rear garden, requires full modernisation, door to built-in storage cupboard, door to bathroom.

Bathroom 1.72 m x 1.71 m obscured window to side elevation, tiled flooring, tiled walls, white suite comprising vanity wash basin with mixer tap, close coupled WC, panel bath with mixer tap and electric shower over, radiator.

Landing loft access hatch, doors leading off to bedrooms, door opening to upstairs WC.

Upstairs WC close coupled WC, pedestal wash basin, tiled splashbacks.

Bedroom 3.48 m maximum by 2.81 m maximum double-glazed window to the front overlooking Higher Bore Street, radiator.

Bedroom 3.30 m x 2.01 m window to the rear elevation, radiator.

Bedroom 4.42 m x 2.18 m radiator, double glazed French doors opening to the rear garden.

Outside rear door from the kitchen opens to a shared courtyard and pathway which leads up to the main part of the rear garden, which extends some distance from the cottage and has a Southerly aspect. Currently comprises a large timber decked area to the rear of the cottage, borders, space for timber storage shed and off-road parking.

EPC BAND: D

COUNCIL TAX BAND: A

