



Bodmin Office  
46-48 Fore Street  
Bodmin  
PL31 2HL

01208 74182 option 1  
bodminsales@thepropertyshopcornwall.co.uk

## Carpenter Court, Bodmin

A three-bedroom family home set in an elevated position within half a mile of Bodmin town centre. Offers a low maintenance rear courtyard garden. Accommodation includes lounge diner, kitchen, three bedrooms, bathroom, and downstairs WC.

\*Double glazing \*Gas central heating \*Lounge diner with multi-fuel burner \*Kitchen  
\*Downstairs WC \*Bathroom \*Rear courtyard garden \*Views across town from the front elevation \*Strong residential lettings potential

**£146,000**





**25 Carpenter Court, Bodmin, PL31 2ET**

**ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE).**

**ENTRANCE PORCH:** Double glazed obscured glass front door and matching side panel. Tiled floor. Door with obscured glass insert to hallway.

**HALLWAY:** Stairs to landing. Door to lounge diner.

**LOUNGE DINER:** 18ft10 max x 14ft1 max. Double glazed window to the front elevation. Wood effect flooring. Multi fuel 'Woodwarm' burner on slate hearth. Shelving to alcove, tv point, door to kitchen.

**KITCHEN:** 13ft8 x 8ft10. Double glazed window to rear. Tiled floor. Floor based units comprising cupboards and drawers with work surfaces over. One and a quarter bowl sink and drainer with mixer tap. Tiled walls. With wall mounted storage units. Space for cooker, washing machine, dishwasher and fridge freezer. Rear door accesses courtyard garden. Door to storage cupboard and downstairs WC.

**DOWNSTAIRS WC:** Double glazed obscured glass window. Tiled floor. Corner basin with low level WC.

**LANDING:** Loft access hatch. Door to storage cupboard housing combi boiler. Door to second storage cupboard. Doors to bedrooms and bathroom.

**BEDROOM:** 11ft10 x 10ft1. Double glazed window to the rear. Radiator, double wardrobe unit with mirrored sliding door.



**BEDROOM:** 11ft 11 min x 10ft1. Double glazed window to the front, offering some views across part of Bodmin. Radiator.



**BEDROOM:** 8ft9 x 6ft9. Double glazed window to the front offering views across part of Bodmin. Wood effect floor, radiator.

**BATHROOM:** 6ft8 x 5ft6. Double glazed obscured glass window to the rear. Radiator. Vinyl flooring, panel bath, pedestal basin, close coupled WC.

**OUTSIDE:** To the front of the house is a small front garden area enclosed by walls. The rear courtyard garden is of a low maintenance design and is terraced into two levels. The top level is partly laid with timber decking and offers space for a storage shed. The lower level has a block-built outside store.



**EPC BAND: AWAITED**

**COUNCIL TAX BAND**

