



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

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Marks Drive, Bodmin

****No Onward Chain**** A modern, detached two-bedroom plus study bungalow situated in a sought-after cul-de-sac in the heart of Bodmin. Offers driveway parking, single garage, kitchen, lounge diner, double glazing, gas central heating and generous enclosed rear garden.

*Lounge Diner *Kitchen *Two bedrooms plus study
*En-suite shower room to master bedroom *Main
bathroom *Garage and driveway parking
*Double glazing and gas central heating
*Driveway parking
*Generous, enclosed rear garden

Price: £285,000



19 Marks Drive, Bodmin, PL31 1BD.

Outside the front of the property there are low maintenance gravel borders next to the driveway which sits adjacent to the bungalow in front of the single garage.

Single garage metal up and over door, obscured glass single glazed window to the rear, lighting and power, additional storage space to roof.

The bungalow may be entered via a front door into the entrance porch which leads into the lounge, or alternatively via a side door into the kitchen.

Kitchen double glazed window to the front elevation overlooking cul-de-sac, tiled flooring range of modern units comprising cupboards and drawers with worksurface over. Stainless steel two bowl and a quarter sink and drainer with mixer tap, tiling to splashbacks, built in Siemens electric oven and grill, built in four ring gas hob with hood over. Space for washing machine, space for fridge, matching wall mounted storage units, door opens into lounge diner.

Lounge diner double glazed window to the front elevation overlooking the cul-de-sac, ample space for sitting area and dining table with additional space for freestanding furniture. A second double glazed window locks to the side elevation over the side garden, two radiators, feature fireplace with stone effect surround and hearth with timber mantle over houses a gas flame fire. Television and telephone points, doors open to the entrance hall and internal lobby.

Entrance hall front door with double glazed obscured glass inserts and spy hole opens into the entrance porch door, window to the side elevation wall mounted shelving space for shoe and coat storage.

Internal lobby doors leading off to the bathroom, two bedrooms and study/office.

Bedroom one double glazed window to the rear elevation overlooking the rear garden. Radiator, built in wardrobes and storage shelving, door opens to ensuite shower room.

Ensuite shower room double glazed obscured glass window to side elevation, tiled flooring and walls, a door opens to reveal airing cupboard housing immersion heater and slatted shelving. The suite comprises a pedestal wash basin and low-level WC,

shower cubicle with glazed folding door and wall mounted main shower. Extractor fan.

Bedroom two double glazed window to the rear elevation overlooking rear garden, radiator, fitted wardrobes.

Study/office built-in units comprising cupboards and drawers with solid timber work surfaces. Wall mounted storage units, radiator, double glazed door opening to the rear garden.

To the side of the property is a low maintenance side garden which is mostly laid with patio tiles and office space for a large timber storage shed.

Rear garden is mostly enclosed by walls and fencing and offers an array of mature shrubs, plants and trees. It is laid with a mixture of gravel borders and two areas of lawn and an attractive pond.

EPC BAND: C

COUNCIL TAX BAND: D





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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



All measurements are approximate and for display purposes only.

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