



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Fore Street Bodmin

An exciting opportunity to purchase a unique and deceptively spacious two storey Victorian apartment with two double bedrooms, generous living accommodation and an outside courtyard.

- * Kitchen breakfast room
- * 21ft Lounge with Wood burner
- * Bathroom
- * Two double bedrooms
- * Shower room
- * Outdoor courtyard with raised decking
- * Large outdoor store
- * Double glazing and gas central heating
- * Town centre location

Guide Price: £175,000



14a Fore Street is situated just off the town centre in a private and tucked away spot. The property is a deceptively spacious two-bedroom Victorian duplex apartment boasting many character features throughout including strip pine flooring, sash windows and fireplaces.

The property is conveniently located only a short walk to the town centre with all of its day-to-day amenities. The A30 is less than a 5-minute drive offering fantastic transport links up and down the county. Bodmin is centrally located for easy access to either North or South Coast beaches, the popular and historic coastal towns of Fowey and Charlestown are easily accessible.

The Property

A gated entrance opens onto a decked area with front door opening into the property. This door opens out into an entrance hallway with wall mounted Baxi combination boiler, fuse box and space for outerwear.

Stairs ascend to the first-floor landing with a louvered cupboard to the right and a door to your left opening into a large storage space with fitted shelving. From the landing a door opens into the impressive lounge with wooden flooring, high ceilings and two windows to the front elevation allowing in a great degree of natural light. To the far end is a stone fireplace housing a Wood burner with slate hearth beneath, there is ample space for a sofa and armchairs as well as a family sized dining table.



Adjacent to the lounge is an inner hallway, stairs lead up to the second-floor landing with feature wood panelling and a vaulted ceiling with Velux window.



A step up takes you through to the kitchen breakfast room with newly fitted wood effect panel flooring, a generous size room with modern fully fitted and equipped kitchen comprising white floor based and matching wall mounted units, worktop over, single bowl stainless steel sink and drainer, integrated eye level electric stainless-steel double oven, four ring inset gas hob with a stainless-steel cooker hood over. Space and plumbing for washing machine and dishwasher. There is space for a family sized dining table and chairs should you want to use it as a kitchen/breakfast room. Large double cupboards with louvered doors provide great storage space.



Next to the kitchen is a bathroom with tiled floor, tiling to water sensitive areas and a white suite comprising wash hand basin and panel bath.



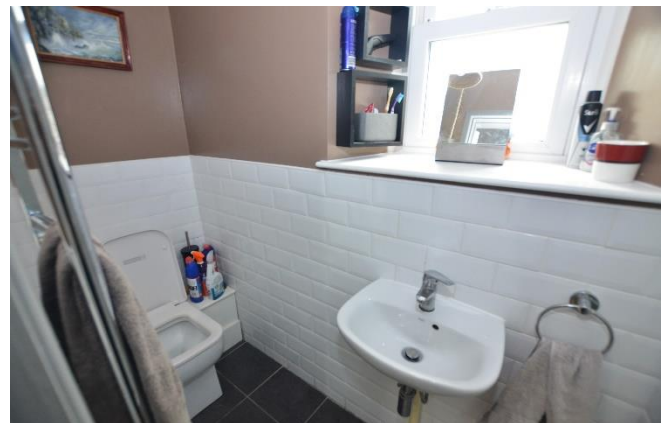
The second-floor landing is a lovely, light and open space with loft access (partially boarded) and doors off to the two bedrooms and shower room.



The shower room is central to the second floor with attractive tiles to the floor and walls. White suite comprising wall hung wash hand basin, WC, shower cubicle with wall mounted mains powered shower and heated towel rail.



The master bedroom is a fantastic size with ample space for a super king size bed, wardrobes and other bedroom furniture. There is a large hanging wardrobe space along one of the walls with fitted shelving and storage. To the other end of the property is bedroom two, another good-sized double with the addition of a built in storage cupboard/wardrobe and enjoying a pleasant outlook.



Outside

14a benefits from an enclosed courtyard garden with raised decking offering a pleasant seating area and a low maintenance area of chippings. A door opens into a substantial outside store (former air raid shelter) with power and lighting, a perfect workshop/storage space.

Parking- The current occupier pays £200 per annum to park in a private secured carpark within 50 yards of the property, alternatively parking permits can be obtained for the nearby Council car park.

Agents Note – We understand the commercial premises at 14 Fore Street has a pedestrian right of access through the courtyard for 14a in the event of a fire as a fire exit.

Tenure – Leasehold. Remainder of 125 year lease that commenced on 1st January 2000. Maintenance of £200 payable per annum which includes Building Insurance.



EPC BAND: D

COUNCIL TAX BAND: A

