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St. Mary's road, Bodmin,

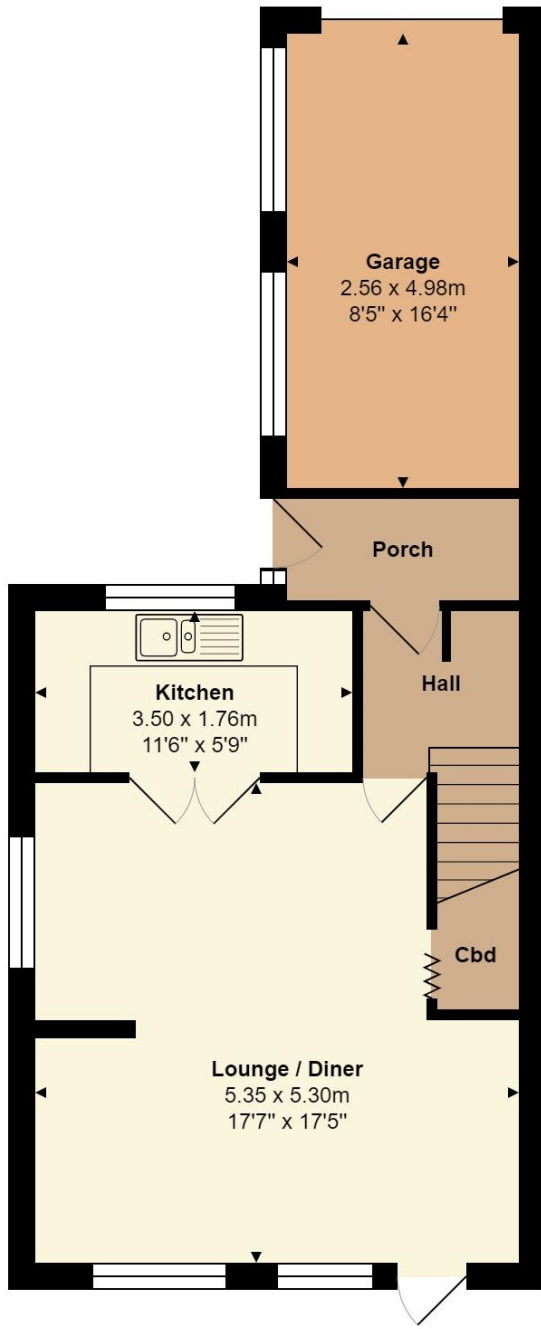
A three-bedroom semi-detached home occupying a generous plot which offers driveway parking, garage and a secluded rear garden. Deceptively spacious accommodation layout with an open-plan style main living space. Must be viewed to be fully appreciated

* Open lounge and dining area with adjacent kitchen *
Upstairs shower room * Three bedrooms * Double glazing * Town location * Driveway parking * Garage * Gas central heating * Secluded rear garden with storage shed *

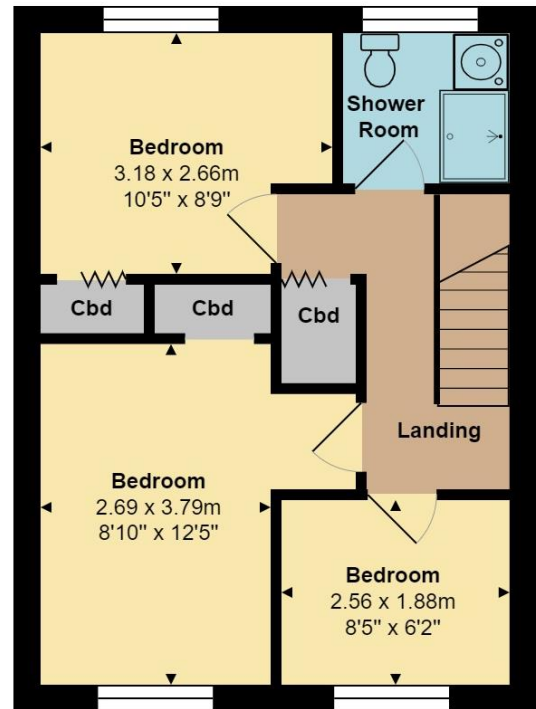
Guide Price: £240,000



FLOORPLAN (ALL MEASUREMENTS ARE APPROXIMATE).



Ground Floor



First Floor

All measurements are approximate and for display purposes only.

An-Bolores and the adjoining semi are two quite unique three bedroom houses in Bodmin.

An-Bolores occupies a generous plot offering ample driveway parking in front of a single garage. There is a side access pathway leading to the rear garden which offers space for bin storage etc.

The rear garden has been well tended with a patio, two terraced lawns and a timber storage shed at the top. There are a choice of sitting out areas bordered with a profusion of plants and shrubs. A pergola style structure offers a covered sitting area immediately to the rear of the house. A Cornish style stone wall running along one boundary is a lovely feature with ferns and campanula.

The house itself is entered by the front door which opens to the hallway which has stairs rising to the landing and a door opening to the open lounge diner with adjacent kitchen. From here a rear door accesses the garage which benefits from light, power, workshop space and an electric roller door.

The lounge has a dual aspect with obscured window to the side elevation, window to the rear and French doors opening to the rear garden. Doors open to two understairs storage cupboards. There is space for a large TV unit, dining table and lounge furniture with a rectangular arch leading to the kitchen.

The kitchen has a window to the front elevation and has a standard design with floor and wall storage units. Built in electric oven and grill, four ring ceramic hob with extractor hood. Inset sink and drainer with mixer tap. There is space and plumbing for washing machine and tumble dryer in the garage.

From the landing, doors lead off to the bedrooms and shower room. The landing benefits from newly fitted wood effect flooring and loft hatch with pull down ladder leads to the boarded loft which has power and lighting.

Bedroom one is a good-sized double which looks to the rear elevation over the rear garden and has a built in wardrobe space.

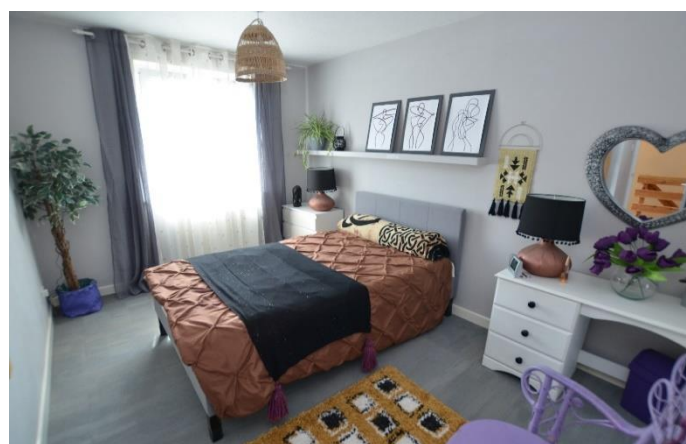
Bedroom two is another double which faces to the front elevation offering a pleasant vista towards the former St. Marys's convent and chapel opposite. It also has a built in storage space.

Bedroom three is a single bedroom currently used as an office which overlooks the rear garden and benefiting from recently fitted wood effect flooring.

The shower room comprises a double shower cubicle, vanity wash basin unit and close coupled WC. Panelled splashbacks, extractor fan.

EPC BAND: C

COUNCIL TAX BAND: C



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