



Bodmin Office  
46-48 Fore Street  
Bodmin  
PL31 2HL

01208 74182 option 1  
bodminsales@thepropertyshopcornwall.co.uk

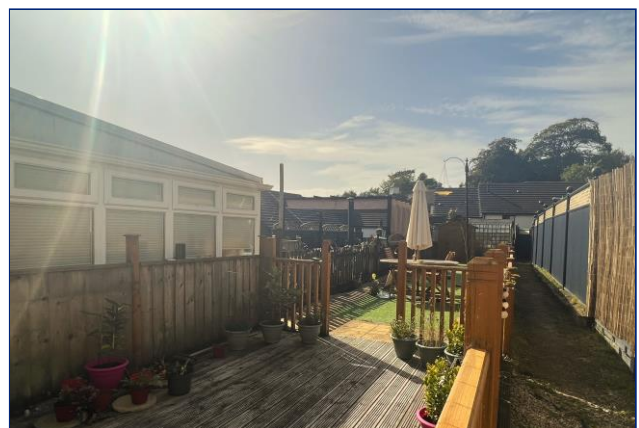
## Rhind Street Bodmin

A characterful well-presented two-bedroom cottage with modern fitted kitchen and shower room boasting generous room sizes and a large, low maintenance rear garden within a short walk of the town centre.

**\*\*NO ONWARD CHAIN\*\***

\*Entrance hallway \* Living room with wood effect flooring and beamed ceiling \* Kitchen breakfast room \* Large master double bedroom \* Second bedroom with fitted wardrobes  
\* Shower room \* Low maintenance large rear garden \*  
\* Gas Central heating \* Town centre location \*

**Price: £170,000**



A well-presented two-bedroom cottage with larger than average low maintenance rear garden only a short walk from the town centre and its day-to-day amenities.

The accommodation in brief comprising living room and kitchen breakfast room to the ground floor with wood effect flooring throughout and a modern fitted kitchen with integrated appliances. To the first floor is a large master bedroom with space for a double bed and wardrobes, a good-sized second bedroom with fitted wardrobes and modern shower room. The rear garden is a generous size with decking, patio, and artificial grass.

### The Property

Front door into inner hallway with space for hanging outerwear, storing shoes and wall mounted cupboard containing Fusebox. From here a door with glazed insert opens out into the living room with wood effect flooring, this continues throughout the ground floor. The living room has character beams and window to the front elevation. To the centre of the room is a feature fireplace with oak mantel creating a natural focal point.



The kitchen breakfast room is located to the rear with a modern fitted white kitchen and island with breakfast bar seating. There are many integrated appliances including a sink and drainer unit, dishwasher, washing machine, oven and inset ceramic hob. The kitchen boasts ample cupboard and drawers, in addition there is an alcove with pantry style storage and housing a wall mounted Baxi boiler. There is also space for a dining table and an

understairs storage cupboard. A back door opens to the rear garden and stairs lead up to the first-floor landing.



From the landing door lead off to both bedrooms and shower room.

The master bedroom is to the front of the property with a window to the front elevation, loft access and ample space for double bed and further bedroom furniture.

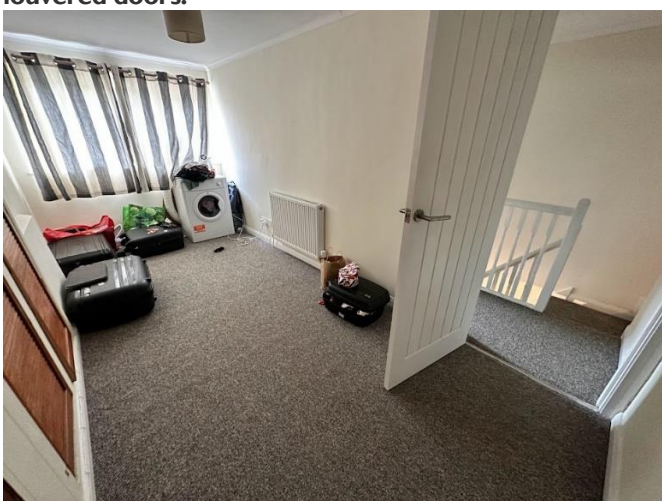


01208 74182 option 1  
bodminsales@thepropertyshopcornwall.co.uk

thepropertyshopcornwall.co.uk



The second bedroom is to the rear with a window overlooking the garden and fitted wardrobes with louvered doors.



The shower room is also to the rear and has wood effect vinyl flooring, obscured window to rear, fitted white vanity unit with wash hand basin, WC and storage cupboards, walk in double shower cubicle with grey panelling and wall mounted drench showerhead with handset. Chrome heated towel rail.



Outside

The rear door opens out a pathway with chippings and raised decking, paving and artificial grass. There is ample space for garden furniture and to the rear of the garden is a good-sized shed and greenhouse.

**EPC BAND: D**

**COUNCIL TAX BAND: A**



**EPC Rating : D**

**Council Tax Band: A**