



Established 1992

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## Pennington Close, Bodmin

An immaculately presented modern three-bedroom detached family home situated in a popular residential area with an allocated parking space and garage. Ideally situated within easy reach of the town, supermarkets, and school.

\*Large entrance hallway \* Modern kitchen dining room  
\* Downstairs WC \* Living room with patio doors to outside \* Master bedroom with en-suite shower room  
\* Two further bedrooms \* Family bathroom \*  
\* Gas Central heating \* Enclosed rear garden with lawned and patio area \* Allocated parking space \* Garage \*

**Price: £290,000**



Pennington Close is an immaculately presented three-bedroom detached family home that is presented to such a standard that credits the current owners. The internal accommodation is generous in size and in brief comprises a well-appointed kitchen dining room with many integrated appliances, downstairs cloakroom and spacious living room to the ground floor with three bedroom and family bathroom to the first floor, the master bedroom boasts a generous en-suite shower room. Externally the rear garden has been landscaped to create a tiered space with both lawn and patio areas.

### The Property

The front door opens out into a generous hallway with space for hanging coats and storing shoes, stairs to first floor landing and doors to kitchen/dining room and living room.



The kitchen is a spacious and light room with two windows to the front and one to the rear elevation, wood effect flooring and ample space for a family size dining table. There is a fully fitted and comprehensively equipped modern kitchen comprising matching floor based and wall mounted cupboards. There are many integrated appliances including a sink and drainer unit, five ring gas hob with electric cooker under and extractor fan over, space for washing machine and integrated dishwasher. Alcove with space for freestanding fridge freezer and under stairs storage space. To the rear is a door to outside, off the kitchen is a large storage cupboard offering space for tumble dryer and containing the wall mounted gas fired "Ideal" combination boiler. Opposite this is another door opening to the ground floor cloakroom comprising low level WC, pedestal wash, handbasin with tiled splash backs and window to rear elevation.



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On the opposite side of the property is the dual aspect living room with two windows to the front elevation and double doors to the rear opening onto the rear patio.



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Stairs from the entrance hallway lead up to the central landing with two windows to the rear elevation overlooking the garden. There are doors off to all three bedrooms and family bathroom.

To the right is the master bedroom located at the front of the property with two windows to the front and space for a large double bed and bedroom furniture.



A door opens to the ensuite shower room with a pedestal wash handbasin, WC, shower cubicle with tiled walls and wall mounted "Mira" electric shower and obscured window to the side.



The family bathroom sits adjacent to this and comprises a white suite with pedestal wash handbasin, WC, panel bath with wall mounted shower, tiled splashback and glass shower screen.



To the other side of the landing is bedroom two and three. To the front elevation, is the larger of the rooms with two windows to the front, space for a double bed, alcove storage that lends itself well to space for a wardrobe and fitted storage cupboard.



Bedroom three has space for a single bed and enjoys an outlook over the rear garden.



## Outside

The rear garden is a fantastic space and has been landscaped into two tiers, the upper of which comprises a pleasant patio area immediately accessible off the living room. Steps descend to the lower area, which is predominantly laid to lawn with a variety of mature plants and shrubs and a border of chippings. A pedestrian gate provides side access to the rear garden.

The property benefits from a garage which is situated under a neighbouring coach house and there is also an allocated parking space.

**Agents note: We understand that there is a £10 peppercorn rent payment paid annually for the garage.**

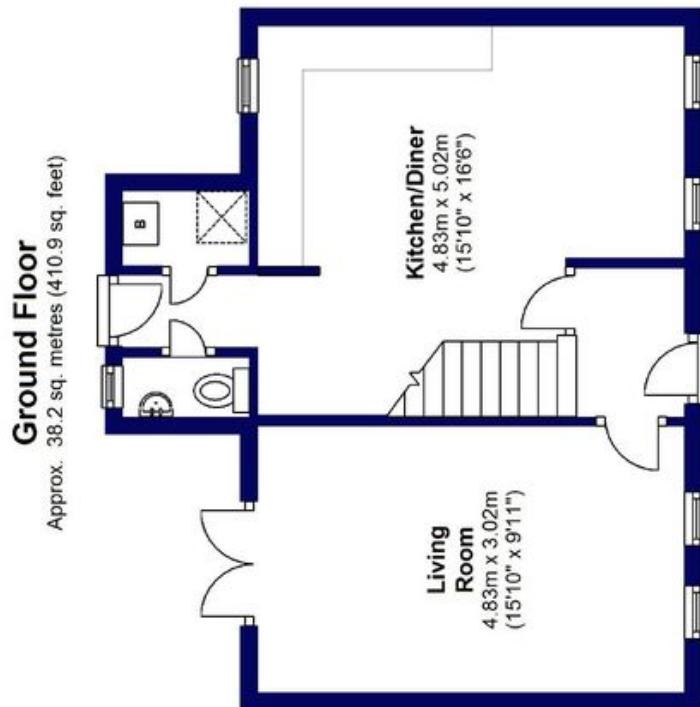
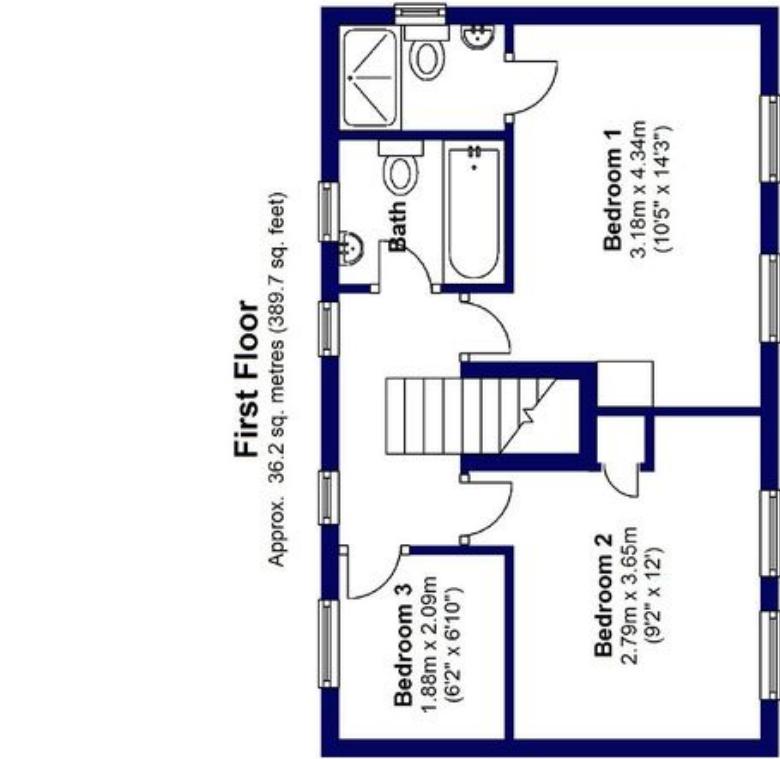
EPC band: C      Council tax band: C



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