



Bodmin Office  
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Bodmin  
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## Margaret Corner, Bodmin

A three double bedroom semi-detached family home in a quiet tucked away position benefiting from driveway parking and an integral garage enjoying Elevated Town and Countryside Views.

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

\*Entrance hallway \* Modern kitchen \* Lounge Diner  
\* Downstairs WC \* Three double bedrooms  
\* Family bathroom \* Low maintenance rear garden \*  
Gas Central heating \* Integral garage \* Driveway parking \*

**Price: £240,000**



7 Margaret Corner is a generous size three-bedroom semi-detached house. The internal accommodation briefly comprises a kitchen, downstairs WC and lounge diner to the rear with French doors which open to the rear patio. On the first floor are three generous bedrooms and the family bathroom. The front of the property provides vehicular access to the garage with a parking space in front and there is a further parking space to the side.

The property is close to the town centre and the Camel Trail which provides direct links to Wadebridge and Padstow. The town of Bodmin caters well for day to day needs and has several supermarkets as well as primary schools, a secondary school and leisure centre. Bodmin is situated within proximity to the A30 dual carriageway and has a mainline train station.

### The Property

UPVC double glazed door to the front opens out into an entrance hallway, immediately to the right is a ground floor WC with obscured window to front, wall hung wash hand basin, WC and central heating radiator.

Doors lead off the entrance hallway open out into the kitchen, lounge diner and an internal door to the garage.



The kitchen comprises fitted wall and base units with worktop surfaces over with inset one and a half bowl sink and drainer with mixer tap. Integrated electric oven and gas hob, with extractor over. Space for undercounter fridge. Radiator. Laminate flooring.



At the far end of the hallway stairs lead to the first floor and a door opens to the lounge diner at the rear of the house.

Double glazed window facing the rear overlooking the garden and French double-glazed doors opening onto the patio. A good-sized room with ample space for a family size dining table along with sofas and living room furniture.



Stairs from the hallway up to the Landing with doors off to bedrooms, bathroom and airing cupboard.



Bedroom One is a generous sized double bedroom with double glazed window to the rear, central heating radiator and space for double bed along with wardrobes.



Bedroom Two is also a good-sized double with a recess providing a great wardrobe/storage space, double glazed window facing the rear and a central heating radiator.



Bedroom three and the family bathroom are both to the front of the property. Bedroom three has a double-glazed window to the front, space for double bed and gas central heating radiator.



Adjacent to bedroom three is the family bathroom. Double glazed obscured window the front. Pedestal wash hand basin, low level WC, panelled bath. Shower enclosure with electric shower.



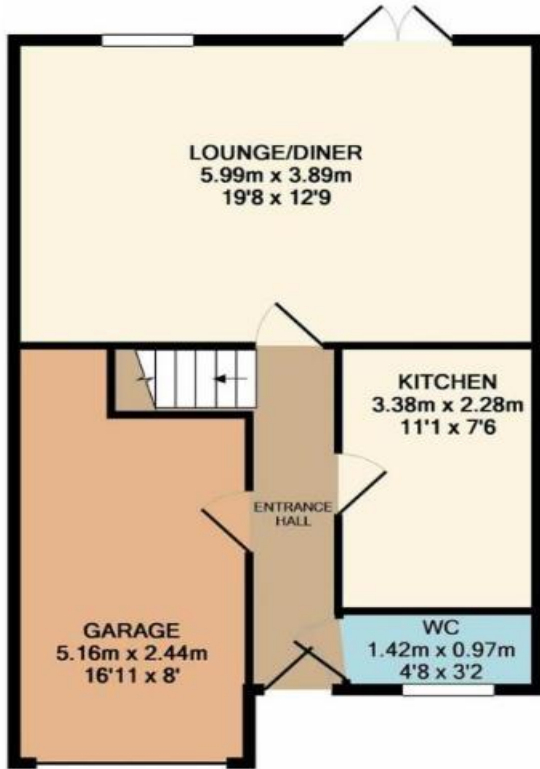
### Outside

To the front of the property is driveway parking for two cars and access to the garage. Side access provides pedestrian access to the rear garden through a gate. To the rear is a low maintenance paved enclosed rear garden.

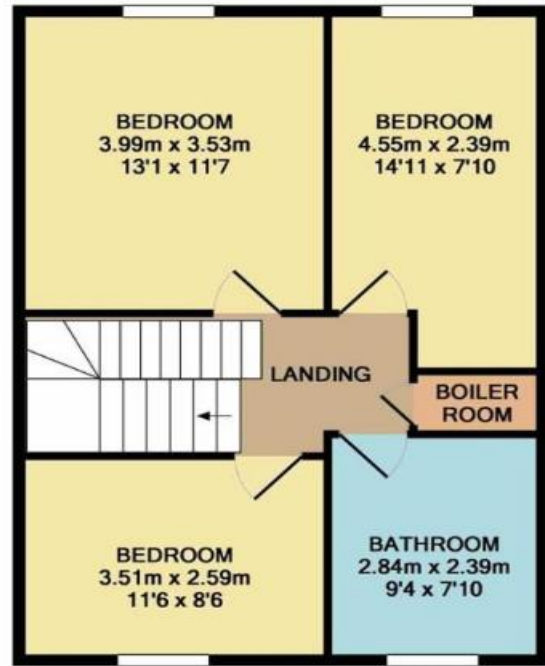
Garage: (5m x 2.44m). Metal up and over door, pedestrian door to hallway, space for washing machine and tumble dryer.

**EPC BAND: C COUNCIL TAX BAND: C**





GROUND FLOOR  
APPROX. FLOOR  
AREA 52.1 SQ.M.  
(560 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 49.5 SQ.M.  
(533 SQ.FT.)

TOTAL APPROX. FLOOR AREA 101.6 SQ.M. (1094 SQ.FT.)

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