



Bodmin Office
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Town End, Bodmin

An opportunity to purchase a one/two-bedroom character cottage with many character features benefiting from off road parking and garden within walking distance of the town centre.

- * Kitchen dining room with fully fitted kitchen
- * Good sized living room with character beams and wood burner
- * Ground floor bedroom/office space
- * Large double bedroom
- * Family bathroom with separate bath and shower
- * Garden predominantly laid to lawn
- * Off-road parking for one car
- * Gas Central heating
- * Double glazing

Price: £162,950



5 Town end is a character cottage only a short distance from Bodmin town centre. The accommodation comprises a kitchen diner, living room and ground floor bedroom that would also be suitable for a study/dining room. To the first floor is a good-sized double bedroom and family bathroom. Outside the property benefits from its own garden and also driveway parking for one car.

Bodmin town centre is within walking distance and offers a variety of shops for day-to-day needs, larger supermarkets are also close at hand.

The Property

The front door opens directly into the kitchen dining room with slate effect flooring and window to front overlooking the garden. Immediately to your left is an alcove with space and plumbing for washing machine. The kitchen comprises a fully fitted and equipped kitchen with matching floor based and wall mounted cupboards. Stainless steel sink and drainer unit with storage cupboards under and integrated appliances including and electric range style cooker and dishwasher. Ample space for a freestanding fridge freezer and dining table, there is also an alcove with fitted shelving providing handy storage.



Off the kitchen is a good-sized living room with feature beams, window to the front elevation, stairs to first floor and feature wood burner created a natural focal point to the room.



From here a doorway leads through to bedroom two, an irregular shaped room that offers flexibility for either a second bedroom, office space or dining room. There is both a window and door to the front.



From the landing doors lead off to the main bedroom which is a generous sized double bedroom with a fitted storage cupboard housing the Gas Central heating combination boiler and additional storage space above the stairs.



The bathroom is at the far end of the landing and is a deceptively spacious dual aspect room with white suite comprising wash hand basin, WC, corner shower with newly fitted wall mounted electric shower and freestanding roll top bath. Loft access.

Outside

The property is approached across an area of chipping to the front providing off road parking for one car. There is an area laid to lawn and also a generous garden shed.

EPC BAND: TBC COUNCIL TAX BAND: A

