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Hillside Court, Bodmin

A deceptively spacious recently renovated two-bedroom flat offering impressive views across part of town towards Bodmin Jail. Benefits from garage and driveway parking. Excellent residential letting potential.

- *Spacious open plan kitchen lounge diner benefiting from newly fitted kitchen
- * Two bedrooms
- * Bathroom
- * Garage
- * Driveway parking
- * Additional communal parking

Price: £135,000



4 Hillside Court, Bodmin, PL31 2LF.

MAIN ROOM DIMENSIONS:

Lounge Diner: 7.13m x 3.5m (average)

Kitchen: 3.6m x 2.00m

Bedroom One: 3.60m x 3.5m.

Bedroom Two: 3.40m x 2.56m.

Bathroom: 2.11m x 1.69m.

ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

To the front of the property is driveway parking with space in front of the garage for two cars. No.4 is approached via a shared set of steps to the side which leads to the main entrance which is at the rear of the block up another set of stairs. A main door opens into the hallway.

The hallway has doors to the kitchen, both bedrooms, bathroom and the airing cupboard (housing immersion tank). Loft access.

Immediately to the left as you enter the hallway is a door through to a recently modernised kitchen with attractive shaker style floor-based units with wood effect work surfaces, matching wall mounted units, inset sink and drainer with mixer tap and tiled splashbacks. Integrated oven with hob over, space for washing machine and freestanding fridge freezer.



Bedroom one enjoys the same aspect and view as the living room and is a decent size double with space for large wardrobes.



Bedroom two is a good-sized single bedroom which faces to the rear elevation.



The bathroom has a white suite comprising pedestal wash hand basin, WC and panel bath with "Mira" electric shower over. Tiled walls and wood effect vinyl flooring. Chrome heated towel rail.



The lounge diner is of a good size and offers a wonderful view from the front, looking toward Bodmin Jail.

To the rear of the flats there is a communal washing line area, and a communal parking area sits to the right of the block, at the end of the cul-de-sac.

AGENTS NOTE: The property is offered with the remainder of a 999-year lease which we understand commenced around 2017. It has a share of freehold. £25pcm is paid to Riversmeet Management Ltd. towards the sinking fund which contribute to maintenance of the building and communal areas. It also includes buildings insurance cover.

EPC BAND: Awaited

COUNCIL TAX BAND: A

