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## Tradewinds Close, Bodmin

A well-presented and modern two-bedroom terraced home situated on the Western side of Bodmin. Benefits from being within  $\frac{1}{2}$  a mile of the camel trail and the popular Borough Arms, as well as having a garage and allocated parking. **Sold at 70% of the open market value, local eligibility criteria apply.**

\*Lounge \*Kitchen diner \*Two double bedrooms  
\*Family bathroom \*Enclosed rear garden \*Garage  
\*Allocated parking \*Gas central heating  
\*Affordable home

**Price: £136,500**



Tradewinds Close is situated on the Western side of Bodmin in a modern popular residential estate, within 1.5 miles of Bodmin town centre which supplies all day-to-day amenities, with both primary and secondary schools close at hand, as well as two colleges. The A30 is also within easy reach, perfect for those who wish to commute. The property benefits from a garage as well as allocated parking.

## The Property

The property is accessed via a pathway with single step. The front door opens into an internal hallway, with space for shoes and outerwear. From here a door leads into the lounge, and stairs to the first floor.

The lounge **14ft1 x 9ft2** faces the front elevation with an understairs cupboard and two wall-mounted radiators. A door leads to the kitchen diner.



The kitchen diner **12ft7 x 10ft** is generous in size, comprising matching floor and wall-based units, an oven with four ring gas hob above, extractor fan, and a stainless-steel sink & drainer unit with window to the rear elevation. There is ample space for a dining table and chairs, as well as a freestanding fridge freezer. A door leads to the rear garden.

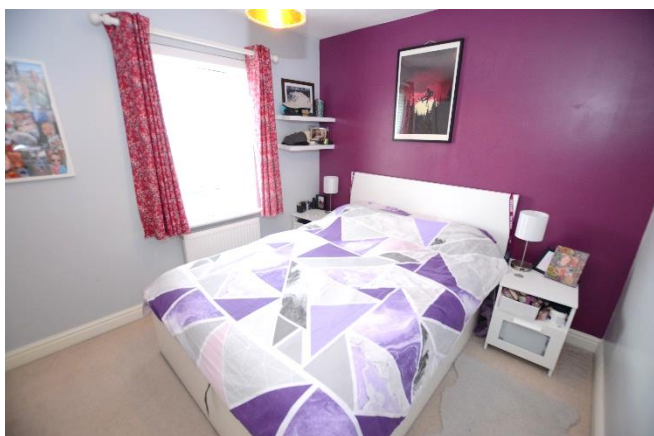


The downstairs w/c is located under the stairs and comprises a close-coupled w/c, pedestal wash hand basin, vinyl flooring, and a wall-mounted radiator.

The master bedroom **12ft7 x 9ft2** overlooks the rear elevation and garden and is a generous double, with ample space for freestanding furniture.



Bedroom two **12ft7 x 8ft10** is to the front elevation and is another generous double, with a built-in airing cupboard over the stairs, and space for additional furniture.



The bathroom **6ft2 max x 6ft2 max** has an obscured window to the side elevation and comprises a white suite with panel bath, tiled surround, mains powered shower, w/c, wash hand basin, and wood effect flooring.



## Outside

The garden is generous in size and benefits from facing southerly. It is fully enclosed, with a mix of lawn, patio, and stone chipping areas. A gated path leads from the rear to the garage and allocated parking space.



**AGENTS NOTE: As this property is subject to a section 106 restriction, potential buyer's eligibility to purchase will be assessed as per the criteria below:**

**1<sup>st</sup> Priority:** purchasers with a local connection to the parish of Bodmin Town.

**2<sup>nd</sup> Priority:** purchasers with a local connection to the former district of North Cornwall.

**3<sup>rd</sup> Priority:** purchasers with a minimum Cornwall connection.

1<sup>st</sup> & 2<sup>nd</sup> Priority purchasers need to meet one or more of the following Local connection criteria.

1. being permanently resident in the parish for a continuous period of at least three (3) years immediately prior to Advertising; or

2. being formerly permanently resident in the parish for a continuous period of five (5) years; or

3. having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) in the parish for a continuous period of at least three (3) years immediately prior to Advertising; or

4. having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident in the parish and has been so for a continuous period of at least five (5) years immediately prior to Advertising.

**EPC Band: B**

**Council Tax Band: B**