

Bodmin Office 46-48 Fore Street Bodmin PL31 2HL

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## St Mary's Road, Bodmin

A well-presented and extended three-bedroom mid terrace house situated on the Western side of Bodmin. Benefitting from a well-appointed living accommodation to the ground floor, and spacious bedrooms to the first floor, an early viewing is recommended.

\*Spacious dining room \*Kitchen \*Utility \*Living room with bay window \*Spacious entrance hallway \*Three bedrooms \*Family bathroom \*Generous rear garden \*South-easterly facing rear garden \*Would appeal to both first-time buyers and investors \*Viewing essential

Offers in Excess Of: £200,000







23 St Mary's Road is a stylishly presented and extended three-bedroom home situated on the Western side of Bodmin. The property benefits from a spacious living accommodation to the ground floor, and a generous rear garden, facing south-easterly.

Situated on the outskirts of Bodmin, the property is within a mile of the day-to-day amenities that Bodmin has to offer. The A30 is within reach, suitable for those who commute.

## **The Property**

The front door opens into an internal porch area with pattern tiled flooring. From here the hallway leads to the dining room with a door into the lounge, and stairs to the first floor.

The lounge  $4.8 \text{ m} \times 3.9 \text{ m}$  is spacious, with a bay window to the front elevation, a log burner and mantlepiece, wood effect flooring and a wall mounted radiator.



The dining room **4.3 m x 3.5m** is a naturally light room, with a log burner and mantlepiece, an understairs recess, white wooden effect flooring, and a window looking to the rear elevation. From here a door leads into the kitchen.



The kitchen **3.1m** x **2.6** m comprises matching white floor based and wall mounted units surrounded by contrasting red tiled splashbacks, a built-in fridge freezer, integrated oven and grill, gas hob, and an integrated dishwasher with a stainless-steel sink and drainer unit nearby. A window faces the side elevation and hallway to the rear opening to a utility room and a door leading off to the family bathroom.





The utility **3.1 m x 1.4 m** provides undercounter space for both a washing machine and tumble drier, with worktops above, slate flooring and a door leading to the rear garden.



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The family bathroom **2.9 m x 2.1 m** comprises a corner bath and a separate shower cubicle with mains powered shower, w/c, and wash hand basin.

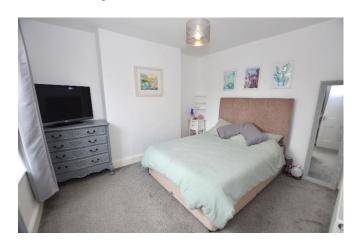


A storage cupboard in the hallway also houses the Worcester boiler.

Stairs lead from the dining room and central hallway to the first-floor landing, with doors leading to all three bedrooms and a large storage cupboard.



Bedroom one **3.6 m x 3.3 m** is to the rear of the property, and is a generous double, with plenty of space for freestanding furniture.



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Bedroom two 3.5~m~x~2.8~m is to the front elevation, and also a good-sized double, with ample inset space for freestanding furniture.



Bedroom three 2.8~m~x~l.8~m is also to the front elevation, and is a generous single, currently used as a dressing room.



The rear garden is generous in size and south-easterly facing, with a couple of steps leading to the wooden decked area, a slate chipping path to the side, an area of laid lawn, and a timber covered seating area.

Council Tax Band: A

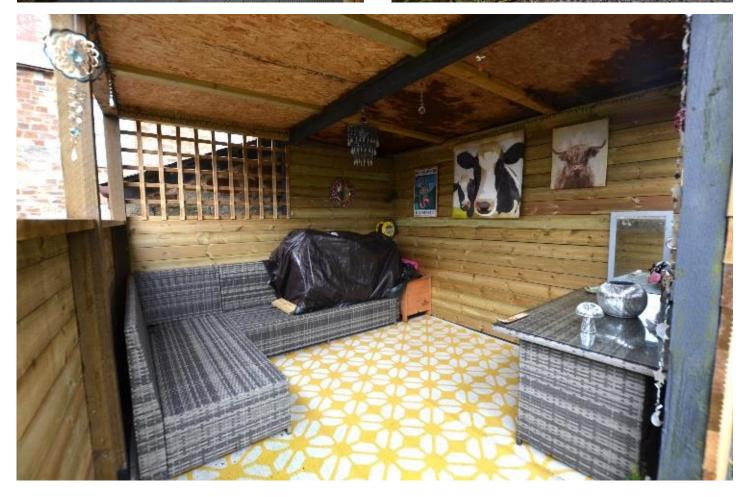
**EPC Band: D** 











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