



Bodmin Office
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Bodmin
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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 m x 3.9 m** is spacious, with a bay window to the front elevation, a log burner and mantelpiece, 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 mantelpiece, 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.



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.



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 1.8 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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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract