



Bodmin Office
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Bodmin
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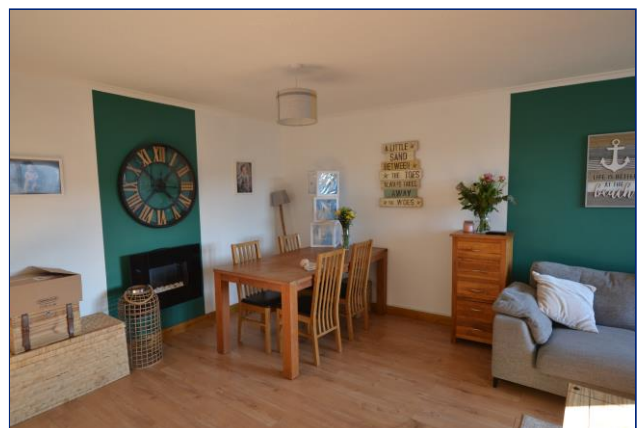
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Wallace Road, Bodmin

A well-presented modern three-bedroom mid terraced property situated on the northern side of Bodmin close to all amenities. Offering good views across the town, with a southerly facing front garden.

*Spacious lounge diner * Modern fitted kitchen
* Downstairs WC * Three bedrooms * Family bathroom * Communal parking * Low maintenance enclosed rear courtyard and large front garden *Solar panels (3Kw system)

Price: £190,000



60 Wallace Road is a well presented three-bedroom mid terraced family home in a popular estate on the Northern side of town. The property is within walking distance of the town centre and benefits from communal parking, and solar panels.

The Property

A gate opens to the front garden with steps leading up to the front door. This opens into the entrance hallway with wood effect flooring and space for shoes and outdoor wear. A door leads through to the open plan living space and stairs to first floor.



The open plan living and dining area is spacious, with wood effect flooring, a window to the front elevation, and space for a family dining table and other living room furniture. From the living area a door opens to the internal hallway with further doors to the downstairs cloakroom, kitchen, and an external door to outside.



The downstairs cloakroom is located at the rear of the property and comprises a pedestal wash hand basin, w/c, and tiles to the floor and walls.

On the opposite side of the hallway is the kitchen with a large window overlooking the rear courtyard and wood effect flooring. The kitchen boasts fully fitted and equipped wood effect units with worktops over, comprising both cupboards and drawers with matching wall mounted units, a stainless-steel sink and drainer

unit with storage space underneath, an oven with ceramic hob above, and space for a dishwasher.



Stairs from the entrance hallway lead up to first floor landing with doors off to all three bedrooms, bathroom, and a large storage cupboard. There are two generous double bedrooms and a third large single, all benefitting from large windows, providing great natural light and ample space for freestanding bedroom furniture.





The family bathroom is to the rear and comprises a modern white suite with a panel bath and electric shower above, pedestal wash hand basin, w/c, and slate effect tiles to the walls and floor.



Outside

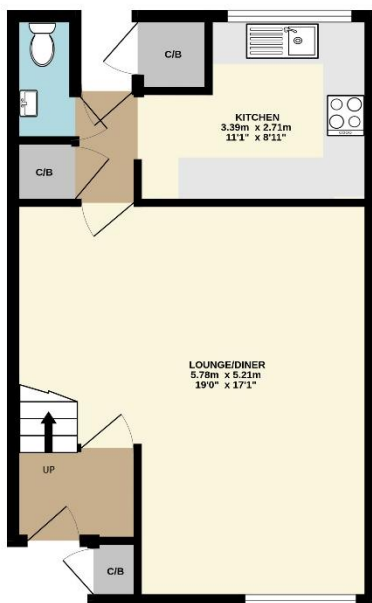
To the front of the property is an enclosed, generous sized and Southerly facing garden, with a raised patio area providing pleasant views across the town, also benefitting from solar panels. To the rear of the property is a low maintenance enclosed courtyard with space for large shed.



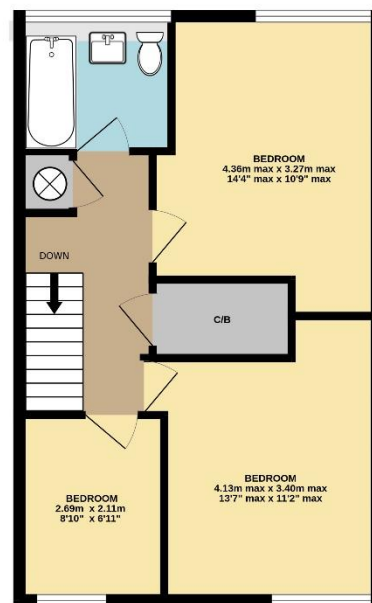
Epc: E

Council Tax Band: A

GROUND FLOOR



1ST FLOOR



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