



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

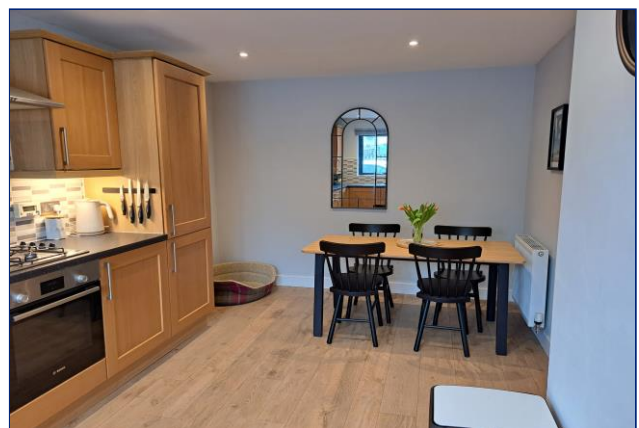
01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Northey Road, Bodmin

A three-bedroom end of terrace modern house benefiting from a kitchen breakfast room, enclosed low maintenance rear garden and an allocated parking space. Conveniently located within half a mile of town centre amenities.

- *Spacious lounge
- *Modern fitted kitchen
- *Bathroom
- * Three bedrooms
- *One allocated parking space
- *Double glazing and gas central heating
- *Solar hot water heating (not tested)

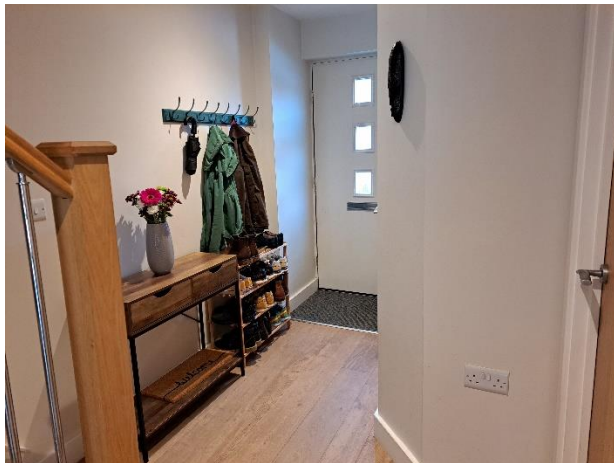
Price: £220,000



100 Northey Road, Bodmin, PL31 1JF.

A three-bedroom end of terrace house situated in a quiet cul-de-sac location within a popular residential estate, close to both town centre amenities and Bodmin Beacon nature reserve.

Front door opens to entrance with wood effect flooring. Immediately to your left is the ground floor cloakroom with wash hand basin, W/C and window to the front elevation.



The kitchen breakfast room is to the front of the property with a window to the front elevation, wood effect flooring and comprises a modern fitted kitchen with both cupboards and drawers, worktops over and tiled splashbacks. There are many integrated appliances including oven, hob, and fridge/freezer. There is ample space for a dining table and chairs.



The lounge is to the rear with wood effect flooring, spotlights, a generous understairs storage cupboard and French doors opening out to the rear garden.



Stairs from the hallway lead up to the first-floor landing, and doors open to kitchen breakfast room and living room.



Stairs from the entrance hall lead up to the first-floor landing. From here doors open to all bedrooms, family bathroom, and storage cupboard.

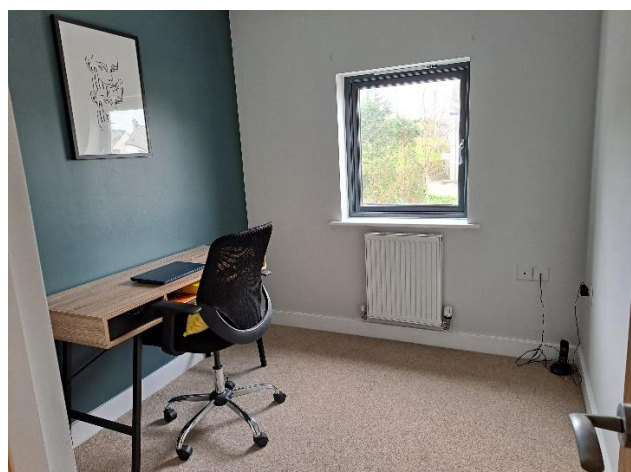
The master bedroom is a generous double, with large full-length windows to the front elevation. A door opens to the en-suite shower room, with a shower cubicle, wash hand basin, and W/C. Door to integral storage cupboard.



The second bedroom is also a generous double, with a window to the rear elevation.



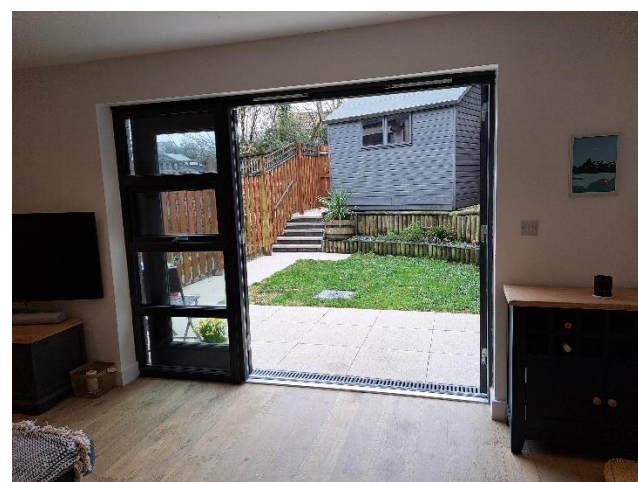
The third bedroom is facing to the front elevation, and plenty big enough for an office space or single bed.



The family bathroom faces to the rear elevation and is tiled throughout, comprises a modern fitted suite with wash hand basin and W/C, with obscured glass window to the rear elevation.



The rear garden is enclosed and low maintenance, with access through to the lounge via modern French doors. Steps lead to a raised patio at the rear of the garden.



Freehold – a monthly service charge of £27 is payable to LiveWest for maintenance and lighting.

Council Tax Band: B

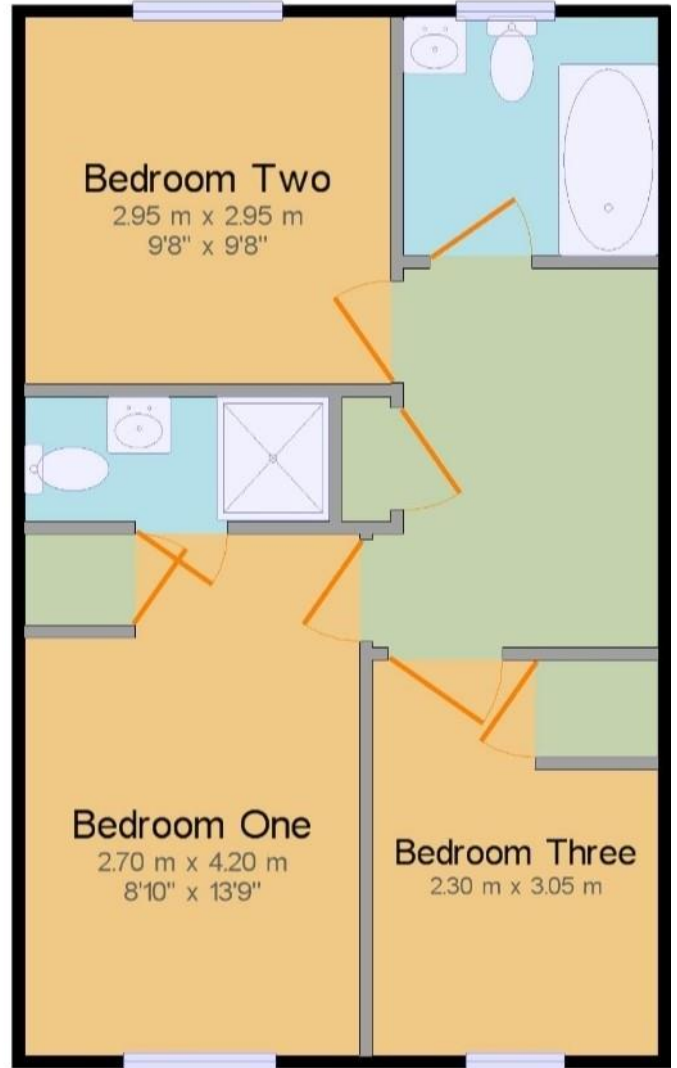
EPC Band: B

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Ground Floor



1st Floor