



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

St. Mary's Road, Bodmin

****NO ONWARD CHAIN****

An extended and well-presented two double bedroom terraced home situated within a mile of Bodmin town centre amenities. Benefits from large, enclosed rear garden which could offer potential, for the creation of off-road parking. Must be viewed to be fully appreciated.

*Lounge *Kitchen diner *Utility room/potential office *Modern upstairs bathroom *Two double bedrooms *Gas central heating *Double glazing *Enclosed rear garden

Price: £189,950



ACCOMMODATION LIST (ALL MEASUREMENTS ARE APPROXIMATE).

A front door with obscured insert opens directly into the lounge.

The lounge **4.39m x 3.89m into window** has a bay window to the front elevation and attractive wood effect flooring which runs through to the kitchen diner. A staircase with timber slatted divide rises to the first floor landing.

The kitchen diner **4.09m x 2.61m** has two windows to the rear elevation overlooking the rear garden. Inset spotlights to ceiling. A range of floor baed units comprising cupboards and drawers with work surfaces over. Inset sink and drainer with mixer tap. Built in electric oven and grill with four ring gas hob. Wall mounted combi boiler. Space for fridge, space for washing machine, doorway leading to rear lobby.

The rear lobby has a door opening to the rear garden and door leading to the utility room/potential office **2.17m x 1.68m** which has a window to the side elevation and wood effect flooring.

The first floor landing has doors leading off to both bedrooms and the bathroom.

The bathroom **2.53m x 1.74m** has been tastefully modernised and has an obscured window to the rear elevation. Tiled flooring, heated anthracite towel rail. P-shaped bath with glazed shower screen, wall mounted shower, tiling to splashbacks. Attractive vanity unit with wash basin and mixer tap.

Bedroom one **4.34m x 4.33m** is a generous double bedroom with built in storage behind period style white panel doors. Bay window to the front elevation.

Bedroom two **4.54m x 3.13m** has a window overlooking the rear garden and is also a double bedroom.

The rear garden is enclosed and is laid to a low maintenance design. There could be potential to open up the bottom of the rear garden to create an off road parking space, accessible from the lane which runs down the side and rear of the terrace.

EPC BAND: D

COUNCIL TAX BAND: A



