



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Beacon Court, Bodmin

****No Onward Chain**** A one-bedroom mid terrace reverse accommodation house, benefitting from an allocated parking space and communal storage area. Suited to first time buyers or residential investors.

*Open plan kitchen/diner & Living room *Double bedroom *Bathroom *Built in storage cupboards
*Allocated parking space *Reverse accommodation
*Communal storage area *Suited to first time buyers *Excellent residential letting potential

Price: £115,000



3 Beacon Court, Bodmin, PL31 1LE

Located on the Western side of Bodmin within a mile of the town centre, all amenities are close at hand with easy access to both the A30 and A38. Bodmin Parkway offers fantastic transport links and is approximately three miles away.

Bodmin caters for all day-to-day needs, with several supermarkets, both primary and secondary schools, colleges, and a leisure centre.

The Property

The property benefits from having allocated parking for one vehicle to the front, as well as a communal storage area with allocated storage space to the end of the terrace.

The front door opens into an internal hallway with doors leading to the bedroom and bathroom, and another to a built-in storage cupboard.



The bedroom **3.3 m x 2.8 m** is a generous double with a built-in storage cupboard extending underneath the stairs, and a wall mounted electric heater.



The bathroom **2.2 m x 1.8 m** comprises a panel bath with electric 'Mira' shower above and tiled surrounds, w/c, and wall mounted sink, with vinyl flooring.



To the first floor, is the open plan kitchen/diner and lounge, with dual aspect windows **4.8 m x 4.3 m**

The kitchen comprises matching floor and wall-based units, with a built-in electric hob & oven, stainless steel sink below a window to the front elevation, tiled splashbacks, undercounter space for appliances, and a storage cupboard holding the immersion tank. Loft access can also be found in the kitchen area.



The lounge area is a generous size, with carpeted flooring, a window to the rear elevation, and a wall mounted electric heater.





Outside

The property benefits from an allocated parking space to the front, and an allocated storage area within a communal space to the end of the terrace, serving numbers 2,3 & 4.

EPC Band: E

Council Tax Band: A

