



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Talvenydh Court, Bodmin

****No Onward Chain****

A modern three-bedroom end terrace house situated in a convenient position for access to Bodmin town centre and other local amenities. Benefits from allocated parking and westerly facing rear garden.

*Lounge Diner *Kitchen * Downstairs WC
* Bathroom * Three Bedrooms * Allocated parking * Double glazing * Generous rear garden
* Gas central heating

Price: £210,000



ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE).

HALLWAY: Front door with obscured glass inserts, radiator, stairs to landing, doors to kitchen, WC and lounge diner.

DOWNSTAIRS WC: Obscured window to the front, close coupled WC, radiator, wall mounted wash basin, tiled splashbacks and flooring.

KITCHEN: 12ft x 7ft8. Window to the front, radiator. A range of floor-based units comprising cupboards and drawers with work surfaces over. Stainless steel sink and drainer with mixer tap. Tiled splashback. Matching wall mounted storage units. Space for cooker. Space for fridge freezer and breakfast table.

LOUNGE DINER: 14ft7 max x 12ft10 max. French doors and window to the rear, overlooking the garden. Radiator. Door to under stairs storage cupboard. Telephone and television points.



LANDING: Loft hatch, doors off to bedrooms and bathroom.

BEDROOM ONE: 13ft7 max x 7ft10. Window to the front elevation, radiator.



BEDROOM TWO: 12ft x 7ft10. Window to the rear overlooking garden. Radiator.





BEDROOM THREE: 9ft6 x 6ft4. Window to the rear, elevation overlooking rear garden. Radiator.



BATHROOM: 6ft4 max x 6ft2 max. Obscured window to the front, radiator, tiled flooring. Panel bath, pedestal basin, close coupled WC.



AGENT'S NOTE: We understand the current owners pay a monthly maintenance fee of £29.66. This covers the maintenance of the parking areas, communal borders and walkways and the private road into the cul-de-sac.

OUTSIDE: A short distance from the front of the house is the allocated parking space. Another area of similar parking is allocated for visitors. The rear garden is mostly laid as lawn. The garden is enclosed by fencing, with a gate opening onto a shared access pathway which serves the rear of the terrace. It benefits from a Westerly facing aspect.

EPC BAND: B

COUNCIL TAX BAND: B

