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Kinsman Estate, Bodmin

****No Onward Chain**** A partially renovated and updated three bedroom semi-detached home, offering spacious internal accommodation, an enclosed and low maintenance rear garden, and a single garage, making the perfect home for first-time buyers, investors, or a family home.

*Lounge *Kitchen diner *Three bedrooms *Family bathroom *Low maintenance courtyard garden *Single garage and additional storage *Gas central heating *Perfect as a family home, first time buyers, or investors.

Price: £178,000



The property is located approximately 1.5 miles from Bodmin town centre. Bodmin caters well for day to day needs and has several supermarkets as well as primary schools, a secondary school and leisure centre. Bodmin is situated within proximity to the A30 dual carriageway and has a mainline train station, suitable for those who commute.

The Property

The property is accessed via a driveway or alternatively, a side gate, with a path leading to the front door.

The front door opens into an internal hallway, with doors leading left into the lounge, right into the kitchen diner, with a storage cupboard ahead.

The lounge **6.05m x 3.14m** is spacious and dual aspect, with windows to both the front and rear.



The kitchen diner **6.05m x 2.14m** has been recently updated, with dual aspect windows to the front and rear, matching floor based and wall mounted units, cooker and four ring hob, and a black composite sink and drainer unit. A cupboard has been converted into space for a washing machine and tumble dryer. A door leads to the rear garden and stairs to the first-floor landing, with doors leading off to all bedrooms, family bathroom, and a storage cupboard.



The master bedroom **4.35m x 2.82m** is a generous double with a window to the rear elevation, and built in space for freestanding furniture.



The second bedroom **3.58m x 3.21m** is another spacious double, with ample space for freestanding furniture and a window to the rear elevation.



Bedroom three **2.65m x 2.44m** has a window facing the front elevation, and some built in storage.



The family bathroom **2.72m x 1.66m** comprises a panel bath with electric shower above, w/c, wash hand basin and tiled surrounds, with an obscured window to the rear elevation.



Outside

To the front of the property is a low maintenance garden, also offering parking for one vehicle. To the rear is an enclosed courtyard garden with additional outside storage sheds. There is also a single garage to the rear, offering further parking and storage.

Epc Band: C

Council Tax Band: A

