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Helman Tor View, Bodmin

****No Onward Chain****

A two-bedroom mid terraced house on a popular residential estate. Situated on the southern edge of Bodmin within easy reach of day-to-day amenities.

This property makes the perfect home for first-time-buyers or investment buyers.

*Modern fitted kitchen *Lounge *Downstairs cloakroom *Two double bedrooms *Family bathroom *Gas central heating *Low maintenance rear garden *Car port and additional parking space *Excellent residential letting history

Price: £175,000



Helman Tor View is a popular residential estate on the Southern edge of Bodmin. The property is within convenient reach of day-to-day amenities, as well as the A30 for those who commute. It would be suited to both first-time buyers and residential investors.

The Property

The property is accessed via steps leading to the front door. This opens to the internal hallway, with radiator, stairs to the first floor, and door through to lounge.

Lounge: 4.25m x 2.80m

The lounge comprises a window to the front elevation, feature fireplace, radiator, and an understairs cupboard providing convenient space for storage.



Kitchen: 3.02m x 2.52m

From here a door leads through to the kitchen diner, with windows and a door to the rear elevation. The kitchen comprises matching wall and floor-based units, a sink and drainer unit, four ring gas hob and extractor hood and a 'Belling' oven and grill, with undercounter space for appliances and wood effect flooring.



Utility: 1.19m x 1.58m

To the right of the kitchen is a conveniently located utility area, with space for a washing machine and tumble dryer. This space also houses the Worcester boiler.



A door leads to the downstairs cloakroom, with wall mounted wash hand basin, w/c, and radiator.



Stairs from the entrance hallway lead to the first floor, which houses both double bedrooms and the family bathroom.

Master bedroom: 3.83m x 3.09m

The master bedroom is to the rear elevation, with windows overlooking the garden, radiator, and space for freestanding furniture.



The rear garden is low maintenance, being completely decked, with steps leading up to the gate at the rear. There is a car port at the front of the property, with one designated space, and an additional parking space to the rear.



Second bedroom: 3.84m x 2.65m (Max)

The second bedroom is a slightly smaller double, with a built-in over-stairs cupboard, and windows overlooking the front elevation.



Family bathroom: 1.88m x 1.86m

The family bathroom sits between, comprising a panel bath and mains powered shower with tiled surround, w/c and handwash basin, radiator, and tile effect flooring.



Council Tax: B

EPC: C