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## Flamank Park, Bodmin

**\*\*No Onward Chain\*\*** A three-bedroom terraced house benefitting from a larger than average rear garden, and spacious living accommodation.

\*Lounge \*Spacious dining room \*Kitchen \*Three bedrooms \*Family bathroom \*Large rear garden \*Communal parking \*Gas central heating \*Suited to first-time buyers or residential investors

Offers in Excess of: £150,000



## 10 Flamank Park, Bodmin, PL31 1LX

Flamank Park is situated on the Western side of Bodmin within a mile of the town centre, all local amenities are close at hand. The A30 and A38 are within easy access, offering transport links within the County and beyond.

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

### The Property

There is a communal parking area to the front of the property, with a couple of steps leading down to the front door.

The front door opens into an internal hallway, with doors leading off to the lounge, dining room, and stairs to the first floor.

The lounge **4.00 m x 3.53 m** is situated to the front of the property, with a full-length window to the front elevation, and a wall mounted radiator.



The dining room **5.41 m x 3.42 m (max)** is generous in size, with an obscured glass door, and sliding patio door to the rear garden. Gas central heating radiator.



The kitchen **4.03 m x 1.69 m** comprises matching wall and floor mounted units with worktops over, an integrated oven and grill, four ring hob with extractor fan over, a stainless-steel sink below a window to the rear elevation, and undercounter space for appliances.







To the first floor is two double bedrooms, a single bedroom, family bathroom, and storage cupboard.

The master bedroom **3.85 m x 3.09 m** is to the rear, with matching fitted wardrobes, cupboards, and drawers surrounding, with a wall mounted radiator, and window to the rear elevation.



The second bedroom **3.90 m x 3.50 m** is to the front elevation, with a wall mounted radiator.



The third bedroom **2.60 m (max) x 2.59 m** with a void over the stairs, and window to the front elevation.



The family bathroom **2.17 m x 2.16 m** comprises a shower cubicle with electric 'Triton' shower, w/c, pedestal wash hand basin, heated towel rail, and an obscured window to the rear elevation.





## Outside

The rear garden is larger than average, with both patio and laid lawn areas, and a pedestrian path to the rear, providing access to the end of the terrace.

There is a communal parking area available to the front of the property.

**EPC Band: C**

**Council Tax Band: A**

