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Bawden Road, Bodmin

****No Onward Chain**** A three-bedroom semi detached house located on the South-Western side of Bodmin, requiring a degree of modernisation throughout. The property benefits from driveway parking and a garage, and would be suited to both residential investors and first-time buyers.

*Lounge *Kitchen diner *Three bedrooms *Family bathroom *Rear porch *Rear Garden *Garage
*Excellent residential letting potential *Suited to first time buyers

Price: £185,000



Bawden Road is a popular residential area on the Western side of Bodmin, benefitting from a spacious living accommodation and enclosed rear garden. The property would benefit from some general updating throughout, but overall offers great potential for both residential investors and first-time buyers.

The property is located approx. a mile outside of the town centre, with all local amenities close at hand. The property is within easy access of the A30, providing great transport links within the County and beyond.

The Property

A door opens into an entrance hallway, with a door leading into the lounge, and stairs to the first floor.

The lounge **3.84 m x 3.58 m** has a window to the front elevation with gas central heating radiator below, electric fire with mantelpiece, and an understairs cupboard.



The kitchen diner **4.75 m x 2.69 m** comprises matching floor and wall-based units with worktops over, tiled splashbacks, space for a freestanding cooker, undercounter space for utility appliances, a built-in storage cupboard, and a radiator below the window to the rear elevation.



A door with obscured glass insert leads to the rear porch and rear garden.

To the first floor, doors lead off to all bedrooms, and the family bathroom.

The master bedroom **3.75 m x 2.77 m** (incl built-in wardrobes) faces the front elevation, with built in wardrobes to the rear wall, and a wall mounted radiator.



The second bedroom **2.76 m x 2.73 m** is another double, with a window to the rear elevation and a wall mounted radiator.



The third bedroom 1.92 m x 1.89 m faces the front elevation, with a central heating radiator.



The family bathroom comprises a panel bath with an electric 'Triton' shower above, pedestal sink, w/c, wall panels, and wall mounted radiator. An obscured window faces the rear elevation.



Outside

The rear garden has areas of patio, wood chippings, and lawn, with access into the garage from the side, with a generous driveway in front.



Epc Band: D
Council Tax Band: B