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## Bosvenna View, Bodmin

**\*\*No Onward Chain\*\***

A three-bedroom detached bungalow in a popular estate with driveway parking and detached garage with generous rear garden only a short distance from Bodmin town centre and enjoying far reaching views across the town.

\*Kitchen \* Lounge diner \* Family bathroom  
\* Three bedrooms \* Gas central heating  
\* Driveway parking \* Front Garden \* Enclosed rear garden laid to lawn \*

**Price: £279,950**



## The Property

Accessed via some steps down to a pathway which continues on to the rear garden. From this path a side door opens out into the **Kitchen 3.9m x 2.6m (min)** with tiled flooring, window to side elevation and door to inner hallway. The kitchen has matching floor based and wall mounted units with work surfaces over, stainless steel sink and drainer unit with cupboard under, space for cooker and washing machine. Wall mounted gas fired Worcester boiler supplying domestic hot water and central heating.



To the centre of the property is a generous sized hallway with doors off to all three bedrooms, family bathroom and lounge diner to the front. There is also loft access with a fitted pull down ladder and a large double storage cupboard.



The bedrooms are located at the rear overlooking the garden and enjoying far reaching views across Bodmin. **Bedroom one 3.6m x 3.12m (plus entrance area)** is a generous sized double with central heating radiator, window to rear elevation and ample space for double bed along with other bedroom furniture.



**Bedroom two 3.9m x 2.5m** is also a double bedroom with central heating radiator, window to rear and space for bedroom furniture.



**Bedroom three 2.6m x 2.23m** is a single bedroom enjoying lovely, elevated views.



The **Living Room/Dining Room 8.4m x 3.8m (narrowing to 3.3m)** is a fantastic size, split level room at the front of the property with large picture window and patio doors to the front elevation. There is a feature gas fire with marble effect surround and wooden mantel.



The **Bathroom 2.3m x 1.6m** is a good size, obscured windows to the side elevation and tiled walls. White suite comprising vanity unit with wash hand basin, storage under, curved shower cubicle with "Triton" wall mounted electric shower and WC.

### Outside

The property is approached by a driveway which leads to the garage. Steps lead down through the front garden with a handrail. The front garden boasts a wide variety of mature plants and shrubs, the rear garden is predominantly laid to lawn with a path leading through the centre. Mature trees and shrubs create a good degree of natural privacy.

**EPC BAND: Awaited**

**COUNCIL TAX BAND: D**

