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7 Launceston Road, Bodmin

A well-presented three-bedroom period bungalow with driveway, garage and garden with views looking over Priory Park.

*Lounge/ dining room area *Modern Kitchen *Modern Bathroom *Three Bedrooms *Conservatory * Gas Central Heating *Brand New Roof on Main House and conservatory *Driveway Parking * Garage *Lovely spacious rear garden with views of Priory Park*

Price: £350,000



ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.

This three-bedroom period bungalow is situated just outside of Bodmin Town, with views overlooking Priory Park and lovely scenic walks around.

As you enter the property to the right is the lounge/ dining room area **6.03m x 3.94m**. A very spacious but cosy room with a log burner, views looking out to the front of the property.



The lounge/ dining room area has got enough room for a big table and 6 chairs, perfect for gatherings. This room is the heart of the home and is a lovely warm place to be.



The bathroom is fresh, modern looking with both a bath and shower. The neutral bases make the grey basin and WC backdrop really stand out. all handles and towel rails are a shiny chrome.



To the left of the entrance is the first bedroom **3.32m x 3.60m**. This is a spacious room with views looking out to the front of the property. This room has grey carpet with 3 neutral colour walls and a feature wall with wallpaper.



Along from the first bedroom is the second bedroom **3.33m x 3.78m**. This is an airy rear facing bedroom which has got more than enough room for everything you would need in a bedroom.



Following on from the second bedroom, around the corner is the third bedroom **2.32m x 2.70m**. This is a smaller but still spacious room looking out onto the back garden. The perfect size for a single bed, sofa bed or to be made into an office space.



Following on from the bathroom is the kitchen **2.13m x 3.78m** which you can also access through the living/ dining room area. This is a modern kitchen with off white kitchen door, chrome handles and a chrome sink.



Following on from the kitchen, is the conservatory **3.93m x 3.52m**. A light and airy room which looks out onto the rear garden. This room has off white walls and a blue Aztec flooring with French doors leading out to the garden. The perfect room for an afternoon cuppa and nap.



Outside – Following out through the french doors is the garden which is a private enclosed garden with access from the side gate from the front. This garden is also a lovely sun spot.



EPC BAND: D Council Tax Band: D



Total floor area 114.7 m² (1,234 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.