

6 FLAMANK PARK



Bodmin, PL31 1LX

Guide Price: £220,000



46-48 Fore Street, Bodmin,
PL31 2HL
01208 74182


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

6 FLAMANK PARK

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A beautifully presented two double bedroom property (formerly a three bedroom) that has been extensively renovated and modernised to an exceptional standard throughout. situated in a popular residential area with schools nearby and within walking distance of Bodmin town centre.

As you approach the property there is a generous driveway with ample parking for multiple cars. The front door opens in a large hallway with understairs cupboard, ample space for outerwear/shoes and stairs to landing. Doors lead off to a front facing lounge and modern kitchen/ dining room to the rear elevation. The kitchen/dining room has been beautifully modernised and boasts a fully fitted and equipped kitchen comprising modern white gloss units with wooden worktops over, integrated oven and sink and a feature wall of imported Spanish red stone. To the other end of the room is space for a family sized dining table.

Following on from the kitchen/dining room is a cosy conservatory leading out into the garden. The garden is the perfect place to sit and relax of an evening to watch the sunset.

Upstairs is the family bathroom and two large double bedrooms, there is the potential to revert upstairs to the original three bedroom layout if requires.



Floorplan goes In here...

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KEY FEATURES

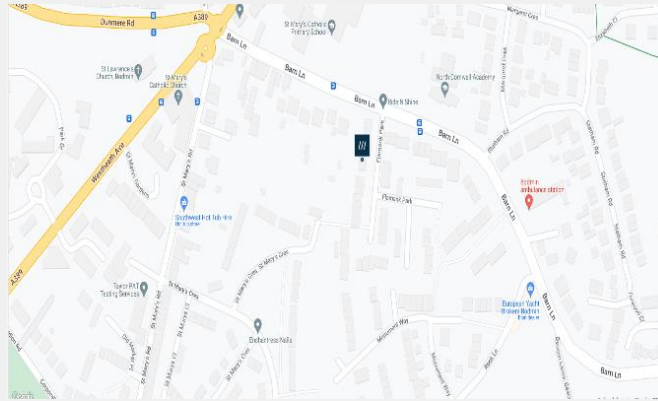
Two bedrooms (Formerly three bedrooms)
One bathroom
Kitchen/dining
Lounge
Family bathroom
Conservatory
Driveway parking for multiple cars
Enclosed rear garden with raised decking
Far reaching countryside views

Local Authority: Cornwall Council

Council Band: A

Tenure: Freehold

EPC: Awaited



what3words:///wheels.gently.twice

Services

Heating - Electric

Water - Mains

Sewerage - Mains

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Schools

- Berrycoombe primary school - 0.6 miles
- Beacon ACE primary academy - 0.5 miles
- St Mary's catholic primary school - 120 yards
- Bodmin Academy secondary school - 1.5 miles

Transport links

- A short drive to the A30
- Bodmin parkway station (5km)
- A bus stops just a short 5-minute walk away

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