

SAWMILLS CLOSE



Bodmin, PL31 2FY

Guide Price: £290,000



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



26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

SAWMILLS CLOSE

 3  1  2

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THE PROPERTY SHOP

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This modern, beautifully presented three-bedroom detached home is located in the sought-after area of Sawmills Close, Bodmin, offering the ideal combination of contemporary living and family comfort.

From the entrance hallway, you step into a generously sized living room, the central hub of the home, perfect for relaxation and entertaining.

The stylish kitchen/diner is fully equipped with modern appliances and ample storage, with double doors opening onto a low-maintenance private garden, made for outdoor enjoyment.

Upstairs, the property offers three well-sized bedrooms. The master bedroom includes en-suite facilities, while the other two bedrooms are served by a sleek family bathroom.

The third bedroom is currently utilised as a home office, offering a flexible space that can easily be tailored to your needs.

A ground-floor WC provides additional convenience for residents and guests.

Outside, the home benefits from exterior planting and off-road parking for two cars, ensuring secure and hassle-free vehicle storage.



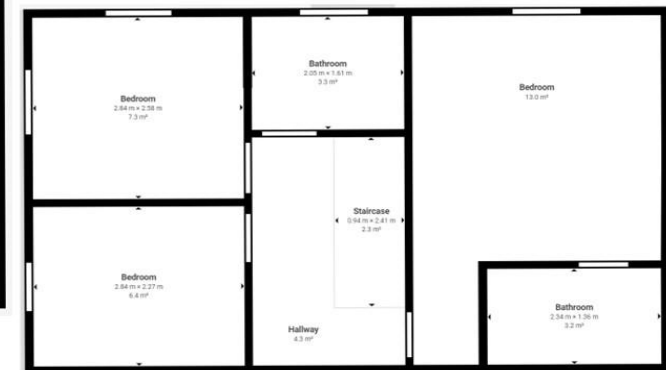
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GROUND FLOOR



FIRST FLOOR



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SERVICES

HEATING – MAINS GAS

WATER – MAINS

SEWERAGE - MAINS

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SCHOOLS

Berrycoombe Primary School

St Petros Primary School

St Marys Primary School

Bodmin College

Callywith College

TRANSPORT LINKS

A short drive to join the A30.

Nearby Bus Stops for ease.

Bodmin Parkway Train Station is Nearby

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

Impressive Detached Modern Home

Three Double Bedrooms

Large Kitchen/ Dining Area

Spacious Lounge

Family Bathroom

Ensuite Shower Room To Master Bedroom

Large Rear Garden

Driveway Parking For Two Cars

Gas Central Heating

EPC B

Local Authority – Cornwall Council

Council Band - C

Tenure - Freehold

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