

125 ST MARY'S ROAD



Bodmin, PL31 1NH

Price: £199,950



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

THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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125 St Mary's Road is a delightful semi-detached home, offering a generous garden, a garage, and excellent potential for modern living.

Upon entering, you're welcomed into a bright and inviting living room, where a cozy fireplace creates a warm and relaxing atmosphere. Adjoining this space, the well-equipped kitchen provides direct access to the enclosed rear garden, ensuring a seamless indoor-outdoor flow, perfect for both everyday living and entertaining.

Upstairs, the property features two well-proportioned double bedrooms and a family bathroom, offering a practical and comfortable layout.

The private rear garden serves as an ideal retreat for relaxation or social gatherings.

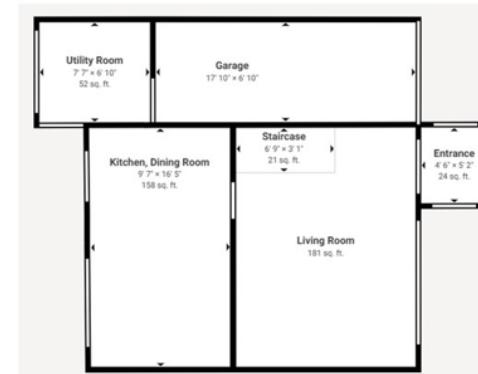
To the side of the house, the garage provides valuable storage space and can be accessed via a separate utility/workshop building from the garden. A driveway at the front of the property allows for convenient off-street parking.

While some updating is required, this home presents a fantastic opportunity to add personal touches and enhance its charm. With thoughtful improvements, it can be transformed into an ideal family home, combining character with modern convenience.



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GROUND FLOOR



FIRST FLOOR



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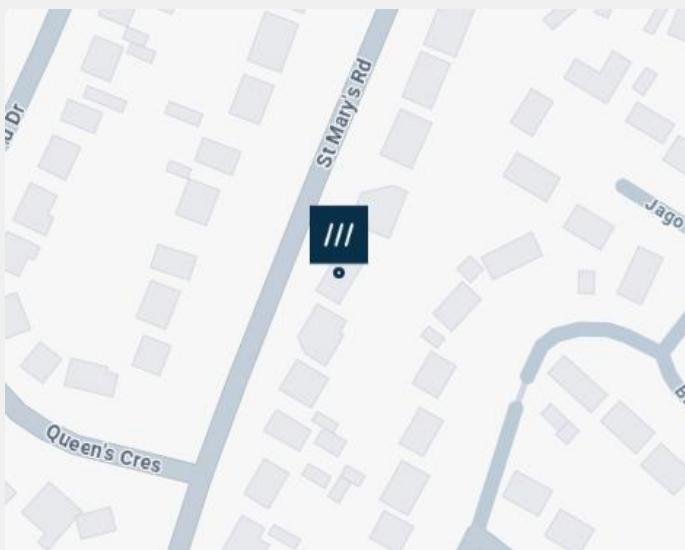
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KEY FEATURES

- Semi-detached home
- Two Double Bedrooms
- Family Bathroom
- Well-sized Kitchen
- Living Room
- Driveway Parking
- Spacious rear garden
- Garage
- Separate Utility/Workshop Room



what3words: ///comic.shrimp.actng



SERVICES:

- Heating – Gas central heating
- Water – Mains
- Sewerage – Mains

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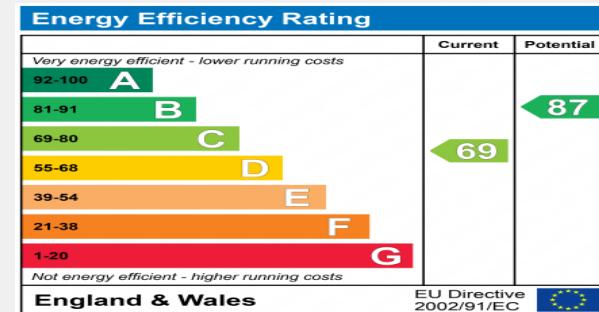
SCHOOLS:

- Robartes Primary School
- St Mary's Primary School
- Berrycoombe Primary School
- Bodmin College
- Callywith College

TRANSPORT LINKS:

- A30 transport links
- Bodmin Parkway is only a short drive away
- Short drive to town centre

EPC – C



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