

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



125 ST MARY'S ROAD



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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.

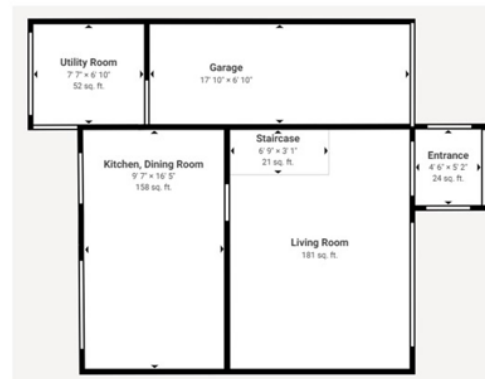
To the side of the house, the garage provides valuable storage space and can be accessed via a separate utility/workshop building from the garden. A driveway at the front of the property allows for convenient off-street parking.

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.



## THE PROPERTY SHOP

### GROUND FLOOR



### FIRST FLOOR



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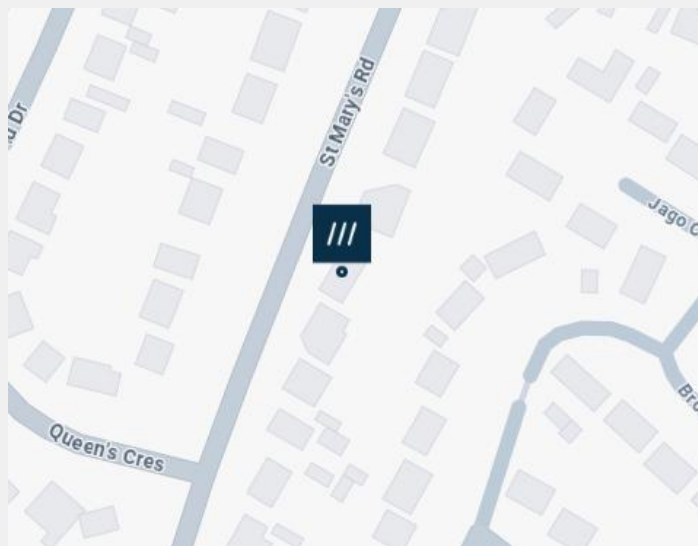
## KEY FEATURES

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

LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: B

TENURE: Freehold



what3words: ///comic.shrimp.acting



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
92-100 A		
81-91 B		87
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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