

# 3 KERHUON COURT



Bodmin PL31 1JW

£160,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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This charming end-of-terrace house offers a perfect blend of comfort and convenience. Ideally situated close to the town centre and nearby amenities, this well-maintained property is an excellent choice for first-time buyers.

The well-appointed kitchen is equipped with ample fitted units and worktops, providing a functional space.

The open-plan lounge and dining area is a bright and welcoming space, this area provides a versatile living space for both dining and living.

Both bedrooms offer ample space and natural light, creating a relaxing environment. The master bedroom benefits from built in wardrobes, while the second bedroom is perfect for guests, children, or as a home office.

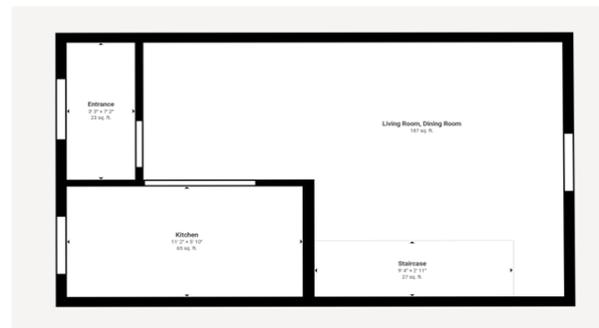
The family bathroom is fitted with contemporary fixtures, with a walk-in shower, w/c, and a wash hand basin.

The garden is enclosed, with a patio area, and the remaining laid to lawn.

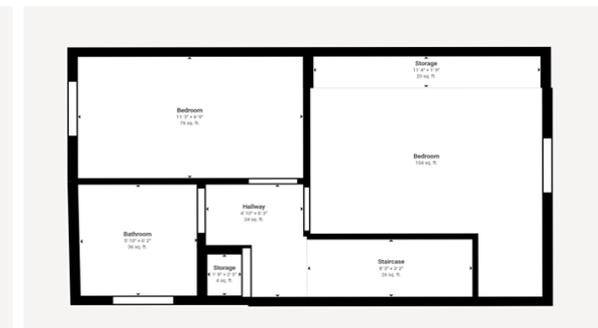
The property has an allocated parking space to the front.



Ground Floor



First Floor



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## KEY FEATURES

Two Bedrooms

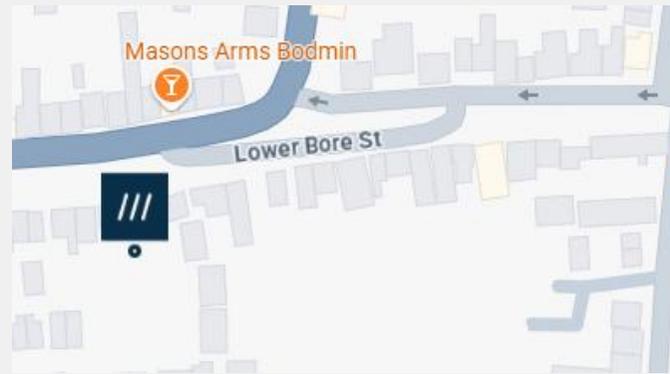
Kitchen

Lounge/Dining Room

Family Bathroom

Enclosed Rear Garden

Allocated Parking Space



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## SCHOOLS

Berrycoombe Primary School

St Petrocs 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

Local Authority – Cornwall Council

Council Band - B

Tenure - Freehold

## SERVICES

HEATING – GAS

WATER - MAINS

SEWERAGE - MAINS

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