

21 TANNERS ROAD

BODMIN



THE PROPERTY SHOP



21 Tanners Road, Bodmin, PL31 2UW

Bodmin
£325,000
GUIDE PRICE

Tanners Road, Bodmin



FOR SALE

PROPERTY TYPE

 Detached

BEDROOMS

 4

BATHROOMS

 3

LOCATION

 Bodmin

EPC RATING

 B

- FOUR BEDROOMS
- MODERN LOUNGE
- SEPERATE DINING AREA
- MODERN KITCHEN/ DINING ROOM
- GARAGE

- DRIVEWAY PARKING
- REAR PATIO AND LAWNED GARDEN
- EN-SUITE SHOWER ROOM
- UTILITY ROOM







21 Tanners Road

21 Tanners Road is a well-presented and spacious family home offering versatile accommodation arranged over two floors.

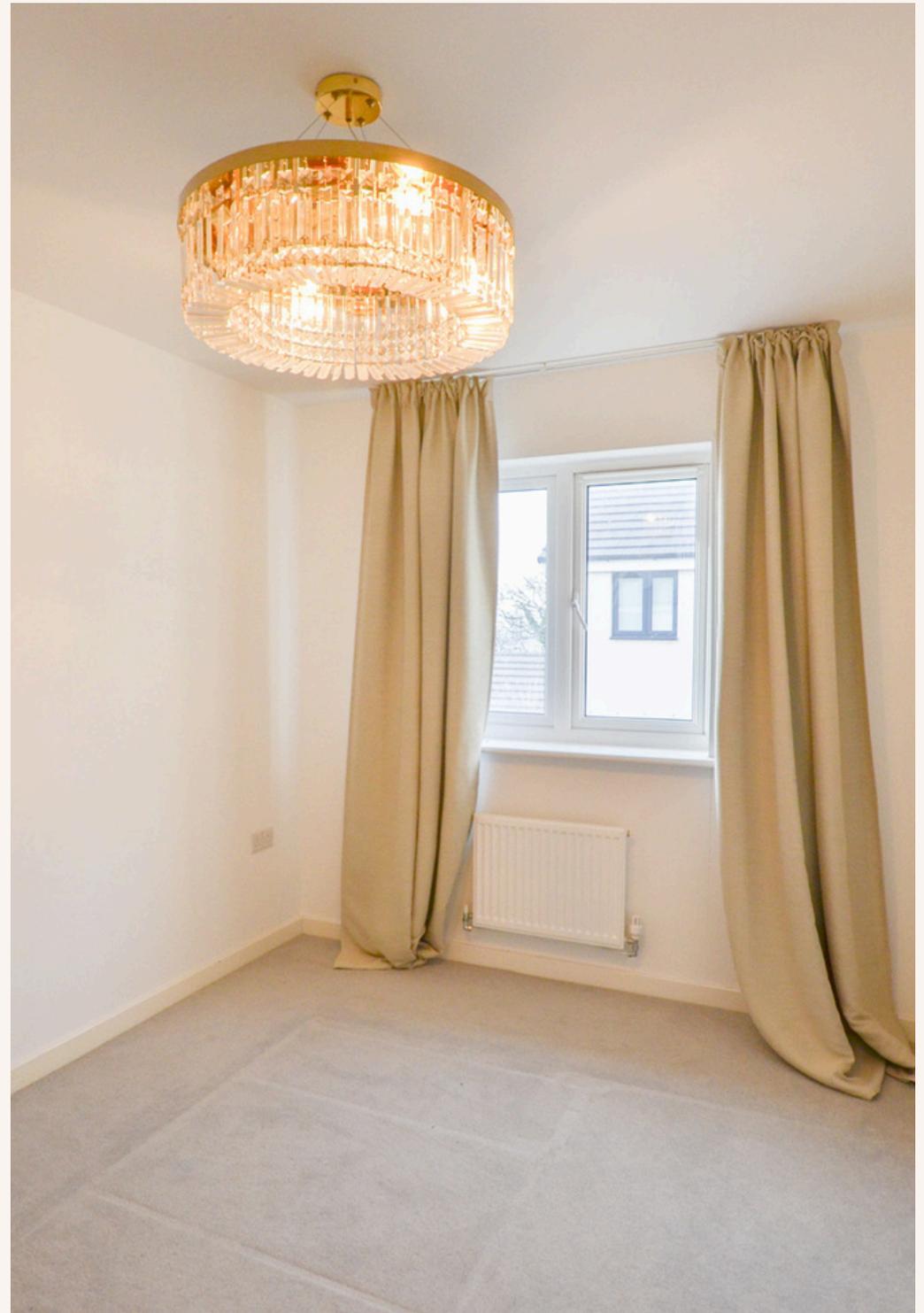
Upon entering the property, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the home. From here, there is access to a separate dining room, perfectly suited for formal entertaining, a home office, or a playroom. The modern living room provides a comfortable and relaxing space, ideal for family living.

To the rear, the kitchen and dining area offers an excellent space for both everyday living and entertaining. The kitchen is well-appointed with ample storage and worktop space, while the dining area enjoys views over the garden and direct access to the patio. A separate utility room provides additional storage and space for appliances, along with access to a convenient downstairs WC.

The first floor offers a generous landing area leading to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, providing a private retreat. The remaining bedrooms are served by a modern family bathroom, fitted with contemporary fixtures and fittings.



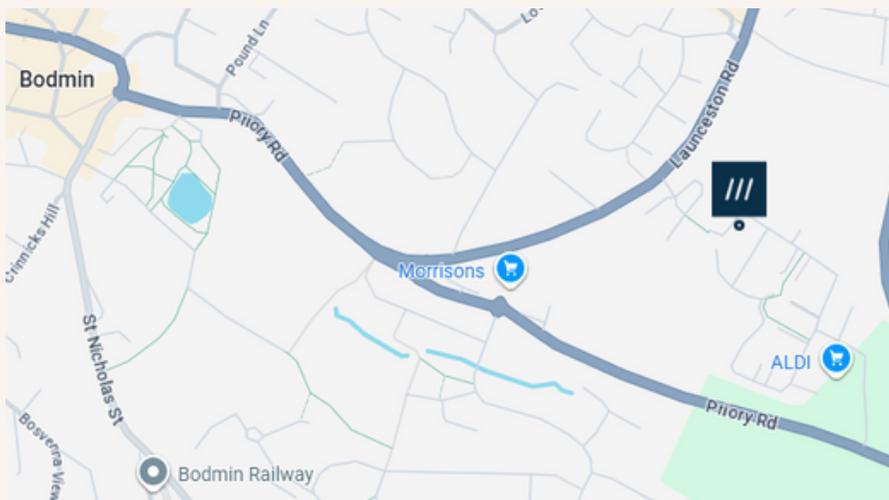






A MAGNIFICENT HOME

Externally, the property continues to impress with a well-maintained lawned garden and patio area, ideal for outdoor dining, summer gatherings, and entertaining. Further benefits include a garage and driveway parking, offering ample space for vehicles and additional storage.



Viewing: Strictly by appointment.

Directions: Sat Nav: PL31 2UW

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

What3Words: ///winters.spots.passports

Council Tax Band: D

Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Private

VIEW PROPERTY ONLINE

GROUND FLOOR



FIRST FLOOR



GARAGE



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
Tel: 01208 872728

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