

12 ROYFFE WAY  
BODMIN



THE PROPERTY SHOP



12 Royffe Way, Bodmin, PL31 1GA

Bodmin  
£215,000

GUIDE PRICE

Royffe Way, Bodmin



# FOR SALE

PROPERTY TYPE

 End of Terrace

BEDROOMS

 2

BATHROOMS

 2

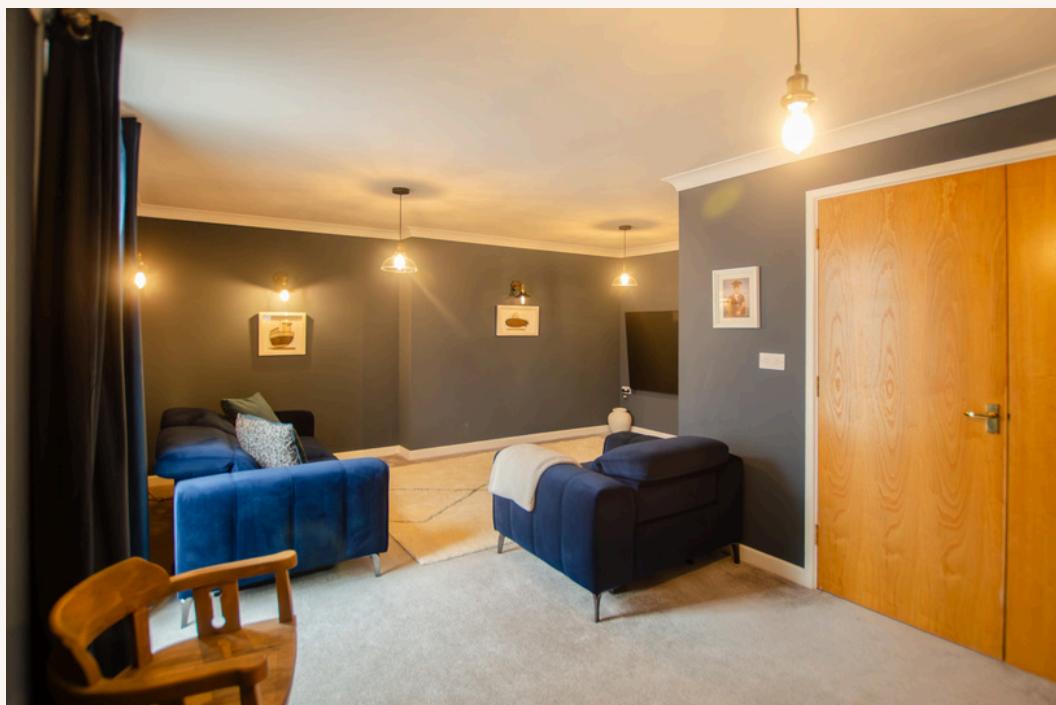
LOCATION

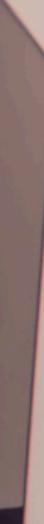
 Bodmin

EPC RATING

 C

- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/ DINING ROOM
- DOWNSTAIRS W/C
- MASTER BEDROOM BENEFITS FROM AN EN-SUITE
- FAMILY BATHROOM
- DRIVEWAY PARKING





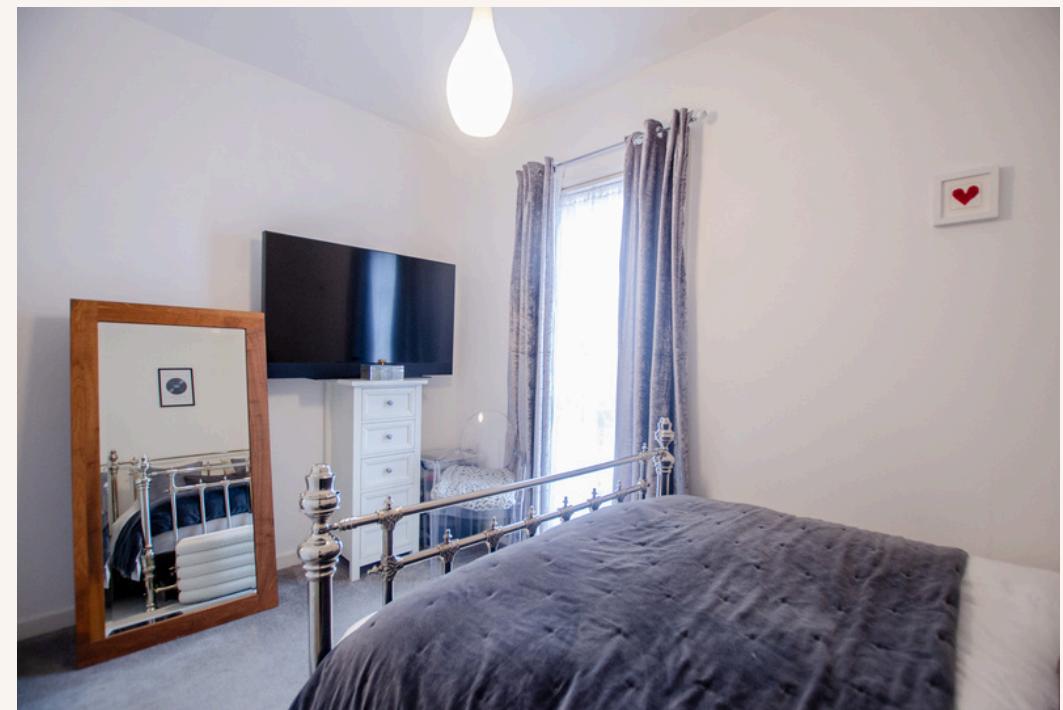
## 12 Royffe Way

Situated within a popular development in Bodmin, 12 Royffe Way is a well-presented two-bedroom end-of-terrace home offering contemporary living arranged over three floors. The property is ideal for first-time buyers, investors, or those seeking a low-maintenance home in a convenient location.

The accommodation begins with an entrance hallway providing access to a convenient ground floor WC and a stylish, modern kitchen/dining room. The kitchen is fitted with a range of contemporary wall and base units, offering ample worktop space. The dining area comfortably accommodates a table and chairs, creating a practical and sociable space for everyday living and entertaining.

To the first floor is a spacious and light-filled living room, providing an excellent main reception area with plenty of room for seating and additional furnishings — the perfect space to relax and unwind.

The second floor comprises two well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, offering added comfort and privacy. The second bedroom is ideal as a guest room, nursery, or home office. A modern family bathroom serves this floor and is fitted with a contemporary suite including a bath with shower over, wash hand basin and WC.



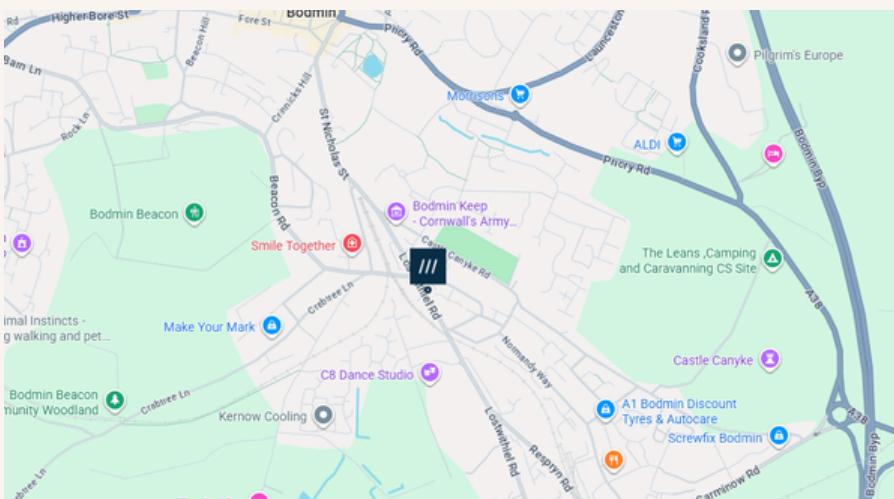


## A FANTASTIC OPPORTUNITY

Externally, the property benefits from a driveway providing off-road parking. As an end-of-terrace home, it also enjoys a greater sense of privacy. Conveniently located for local amenities, schools, and transport links, this move-in-ready property presents an excellent opportunity to purchase a modern home in Bodmin.

**Management Fees:** Service charge of £138 per month, which includes building insurance, maintenance of communal and external areas, window cleaning, and additional services.

**Lease Length:** Approximately 976 years remaining.



## **Viewing: Strictly by appointment.**

**Directions: Sat Nav: PL31 1GA**

**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: //tummy.wicked.rank

## Council Tax Band: B

## Services:

## Heating – Gas Central Heating

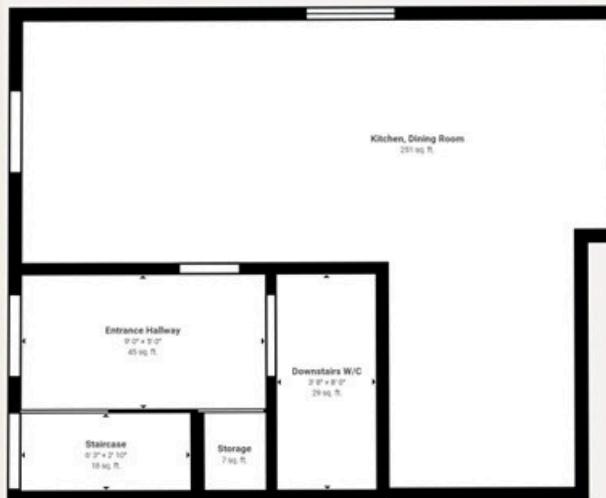
## Electric – Mains

## Water - Mains

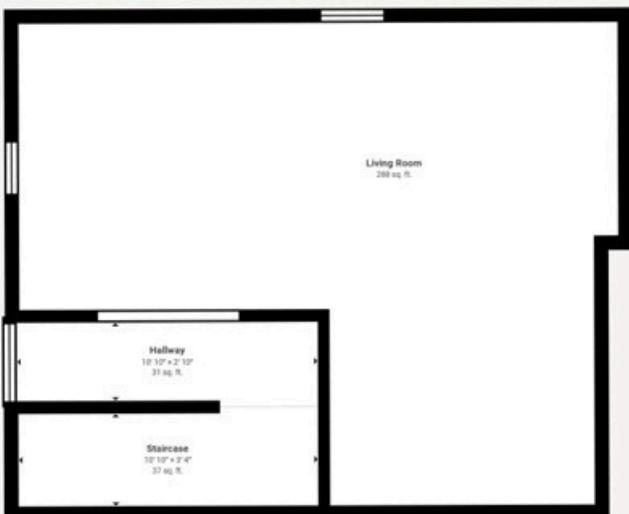
## Drainage – Mains

[VIEW PROPERTY ONLINE](#)

## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



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 0BL  
Tel: 01208 872728

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