

TRADEWINDS CLOSE



3



2



1

Bodmin, PL31 2FT

Guide Price: £229,950



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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1 Tradewinds Close is a beautifully presented three-bedroom modern family home with generous rear garden that has been extensively landscaped by the current occupiers. The property benefits from parking for two cars and would appeal to first time buyers, families and also investor buyers.

On entering the property, you are greeted by an entrance hallway with space for outerwear and shoes, a staircase immediately ahead of you leads up to the first floor and a door to the left opens to the spacious living room with superb natural light and modern grey wood effect flooring, there is also a large understairs storage cupboard. A door to the rear opens through to the kitchen dining room. There is a fully fitted and equipped cream shaker style kitchen to one end with integrated fridge freezer, dishwasher, oven, gas hob, space for washing machine. To the other end of the room is space for a family dining table and door opening to cloakroom with wash hand basin and WC.

The first floor comprises three bedrooms, two of which are generous sized double bedrooms and a family bathroom.

To the rear is a low maintenance garden with a westerly aspect set across two levels, the lower section boasts artificial grass and large shed. The higher section is paved and offers a pleasant private seating area to enjoy a morning coffee or for alfresco dining. There is a side gate that opens to the front allowing direct access to the rear.



Ground Floor



First Floor



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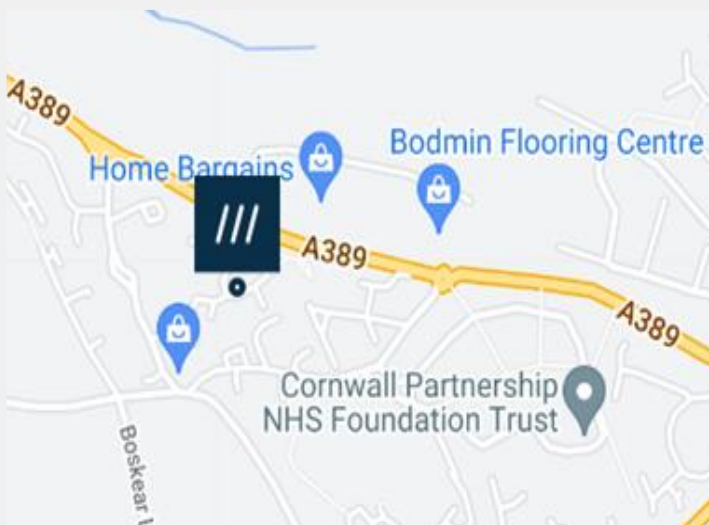
## KEY FEATURES:

- Immaculately presented
- Three bedrooms
- Modern property
- Ground floor WC
- Kitchen/Dining room
- Family bathroom
- Two parking space
- Enclosed low maintenance rear garden
- Gas Central heating

Local Authority: Cornwall council

Council tax band: B

Tenure: Freehold



what3words/////.herds.tuned.split

## SERVICES:

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

## SCHOOLS:

- St Petros Primary School 0.9 miles
- St Mary's Primary School 1.4 miles
- Berrycombe Primary School 2 miles
- Bodmin College 0.4 miles

## TRANSPORT LINKS:

- A30 transport links
- Bus stop, just a short walk away
- Short drive to town centre
- Camel Trail only a 5 minute walk offering access to Wadebridge and Padstow.
- Easy access to North Coast

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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