

TURF COLLEGE



Bodmin, PL31 2DH

Guide Price: £79,995



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Turf College consists of three studio flats which require a degree of modernising. The perfect property for someone looking for an investment project. The property is situated on Turf Street close by to Bodmin Town and Priory Park.

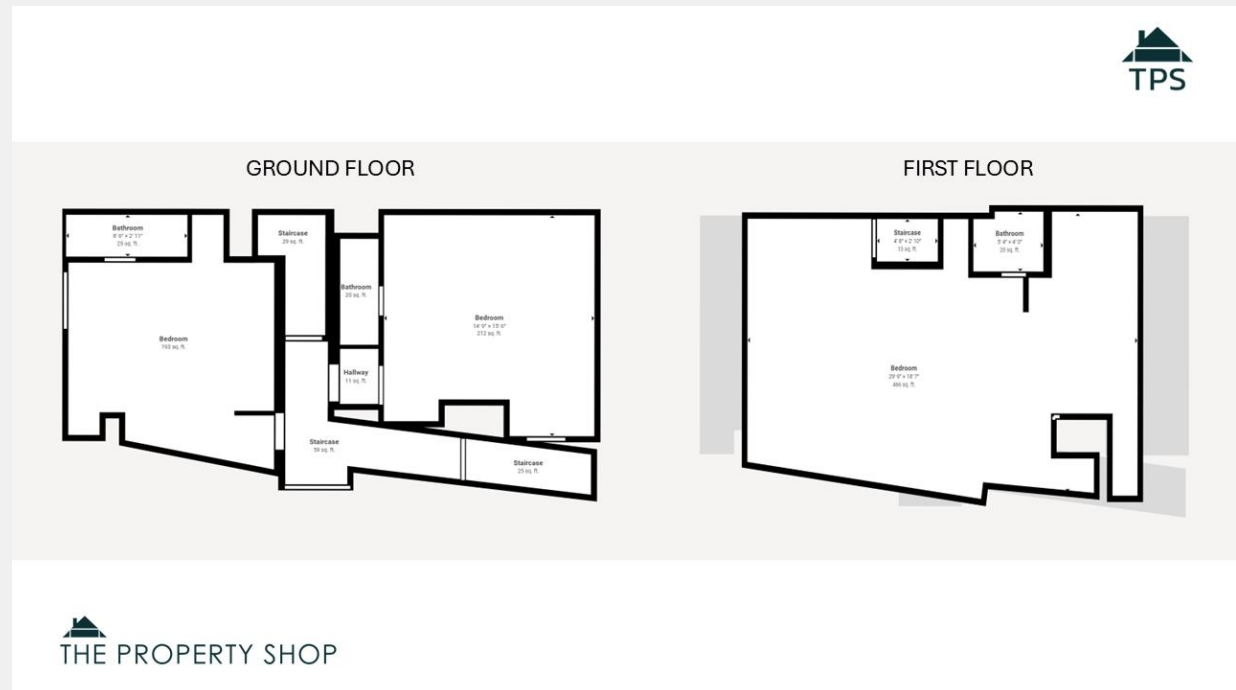
As you enter the building and make your way up the stairs, you arrive at a landing that leads to three studio flats. Each flat offers a compact yet functional living space, thoughtfully designed to maximize comfort and efficiency.

The first flat St Stephens is at the top of the stairs, as you enter the flat you are welcomed with a carpeted living/ bedroom area with a kitchen area and a shower room.

The second flat St James is a characteristic flat with the original fire place. This is a spacious and light area with a shower room and kitchen area.

The third flat St Alan is upstairs, this is the biggest flat which has a light and airy feel to it, with open plan living, bedroom and kitchen area with views looking towards St Petroc's church. This also has a shower room which has already had some modernising done to it.

Outside: We understand the terrace to the rear does not form part of the property



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KEY FEATURES:

- *The perfect project property*
- Three Studio Flats
- Living/ Bedroom/ Kitchen area
- Open plan
- Near all amenities in Bodmin town
- Close walk to Priory Park

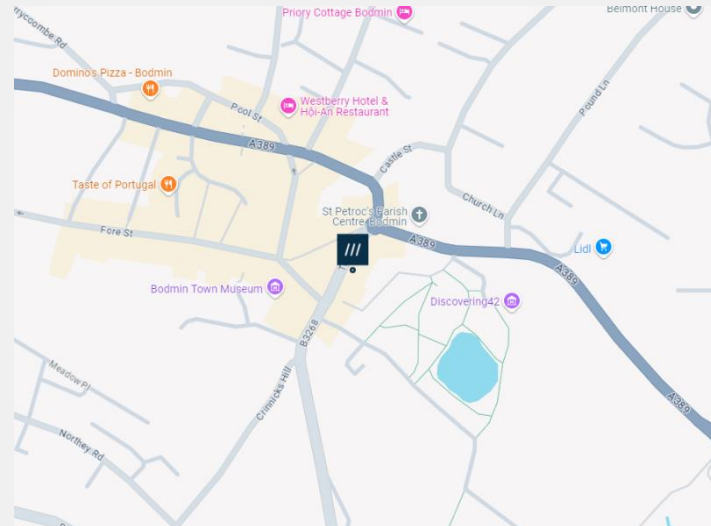
Local Authority: Cornwall council
 Council tax band: A
 Tenure: Leasehold

AGENTS NOTE:

Each of the three flats are Leasehold and each held on 200 year leases that commenced from 17th April 2015. For each flat the Ground rent is £250 per annum and the service charge £759 per annum.

INVESTMENT:

Potential to earn an annual income of £14,400 (based on £400 per calendar month per flat), an approximate gross yield of 14% based on the asking price.



what3words:///bump.hedge.types

SERVICES:

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

SCHOOLS:

- St Petrocs Primary School
- St Mary's Primary School
- Berrycombe Primary School
- Bodmin College

TRANSPORT LINKS:

- A30 transport links
- Bus stop, just a short walk away
- Short drive to town centre
- Camel Trail a short walk away, 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		

46-48 Fore Street, Bodmin,
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 01208 74182



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