

6 TURF STREET



Bodmin, PL31 2DH

£250,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

6 TURF STREET

 4  2  2

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6 Turf Street is a four-bedroom terraced property with an enclosed rear garden and outbuilding situated in the heart of Bodmin.

As you enter 6 Turf Street, you're greeted by a spacious, welcoming hallway that leads into the main living areas. The hallway's generous proportions set the tone for the rest of the home, guiding you to the lounge and dining room—both lovely, spacious rooms with a touch of character that adds charm and warmth.

The lounge is perfect for relaxation or entertaining, featuring ample natural light and a comfortable layout. Meanwhile, the dining room offers flexibility, whether for family gatherings, formal dining, or even as an additional bedroom or home office. With its versatile layout, this property truly caters to your unique lifestyle needs.

The kitchen blends functionality with style, featuring charming wooden units and drawers that provide ample storage and a warm, traditional feel. The slate-effect flooring and worktop enhance the space with a modern touch. This well-equipped kitchen offers the perfect setting for culinary creativity, making it a delightful space for both everyday meals and entertaining. The downstairs bathroom is thoughtfully designed for both convenience and comfort, featuring both a shower and a bathtub. This dual setup provides flexibility for busy mornings and relaxing evenings.

On the first floor, you'll discover the property's four generously sized bedrooms along with an additional bathroom. Each bedroom offers ample space, ideal for family members, guests, or even a home office.

From the first floor a further flight of stairs lead up to a generous attic room offering superb potential for office space or studio.

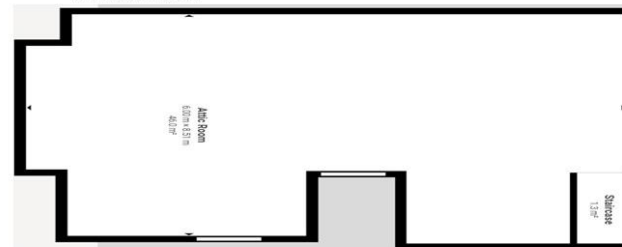
Outside: The rear enclosed garden at 6 Turf Street is a true highlight, deceptively spacious and offering space for outdoor enjoyment and relaxation. With ample room for both a decked area and lawn, this garden is ideal for al fresco dining, gardening, or simply unwinding outdoors. An additional outbuilding provides convenient storage, perfect for garden tools, bikes, or seasonal items, making this outdoor area as practical as it is inviting.



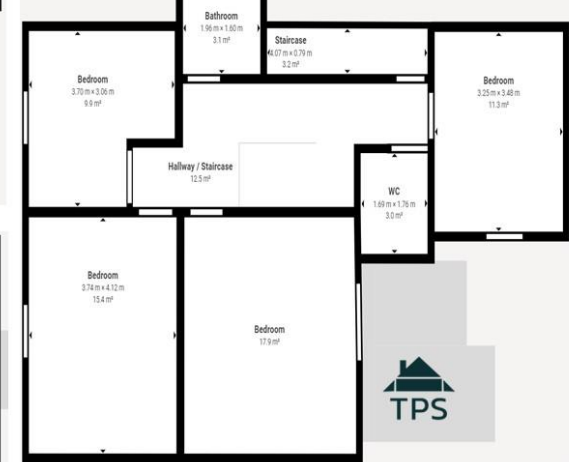
GROUND FLOOR



ATTIC ROOM



FIRST FLOOR



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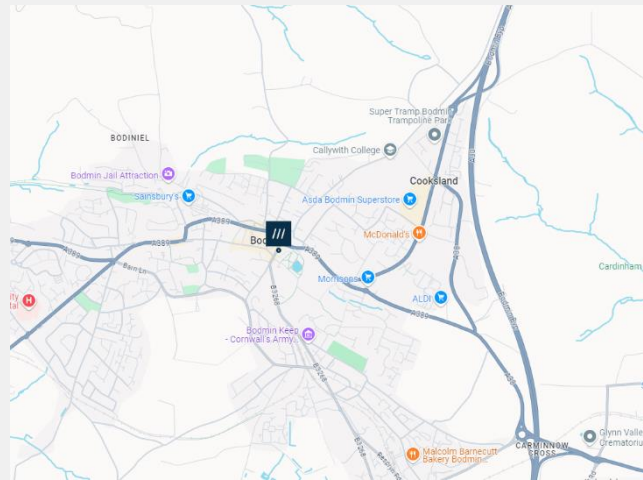
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KEY FEATURES:

- Four spacious Bedrooms
- Lounge
- Dining Room
- Kitchen
- Pantry
- Downstairs Bathroom
- Upstairs Bathroom
- Outbuildings
- Large Rear Garden
- All windows are double glazed
- Short Walk To Amenities



What3words: /// bump.hedge.types

SERVICES:

Heating – Gas Central Heating

Water – Mains water

Sewerage – Mains drainage

Electric – Mains electric

Local Authority: Cornwall Council

Council Band: C

Tenure: Freehold

SCHOOLS:

- Bodmin Academy Secondary School-
- St Petrocs Primary School
- St Marys Primary School
- Berrycoombe Primary School

TRANSPORT LINKS:

- A30 is close at hand offering great transport links through the county
- Bodmin Parkway is a short drive away
- Nearby Bus Stops at hand

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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4



2



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