

# 20 TRETIL VIEW



Bodmin, PL31 1BX

Guide Price: £169,950



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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20 Tretoil View is a charming two-bedroom home, offering great potential with some minor updates. Conveniently located near local amenities and Bodmin College, it presents an excellent opportunity for first-time buyers or investors.

Upon entering the property, you are greeted by a cosy lounge, ideal for relaxing during winter evenings with family. Adjacent to the lounge is the kitchen/dining area, featuring wooden cabinets and slate flooring, creating a warm, rustic atmosphere. Adjacent to the kitchen is a useful utility area and a cloakroom.

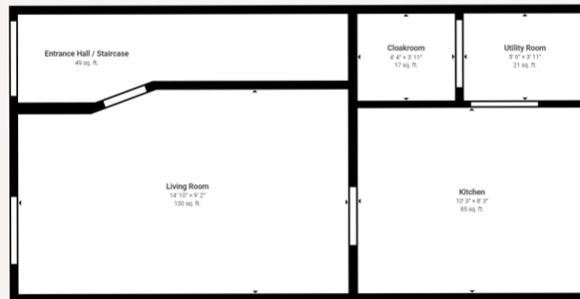
Upstairs, the first floor hosts the master bedroom with peaceful rear-facing views. The family bathroom is equipped with a white bathtub, shower, washbasin, and WC. The second bedroom, which currently accommodates bunk beds, is spacious enough for a double bed and offers views of the front garden.

Outside: The front garden includes a shared walkway leading to the entrance, and while it currently features a small trampoline, it could easily be transformed into a lovely flower-filled space. The rear garden is split into two levels, with a patio area below and a grassy section above—perfect for entertaining friends and family. Additionally, the property benefits from a carport and private parking space at the rear.

This property offers a great degree of potential, making it an ideal starter home or investment.



GROUND FLOOR



FIRST FLOOR



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## KEY FEATURES:

**\*\* NO CHAIN \*\***

Two-bedrooms

Lounge

Kitchen/ Dining Room Area

Utility Area

Downstairs WC

Family Bathroom

Car Port

Front Graden

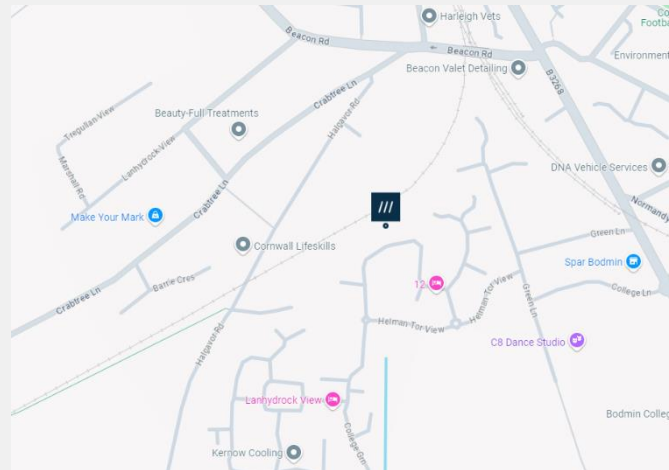
Rear Enclosed Graden

Parking Space

**Local Authority:** Cornwall Council

**Council tax band:** B

**Tenure:** Freehold



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## SERVICES:

Heating – Gas central heating

Water – Mains

Sewerage – Mains

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## SCHOOLS:

St Petrocs Primary School

St Mary's Primary School

Berrycombe Primary School

Bodmin College

Callywith College

## TRANSPORT LINKS:

A30 transport links

Bus stop, just a short walk away

Bodmin Parkway is only a short drive away

Short drive to town centre



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