



Bodmin Office  
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## Trefoil View, Bodmin

A modern three-bedroom semi-detached house on a popular residential estate with rear garden, car port and driveway parking.

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

\*Entrance hallway \* Living room \* Kitchen/  
Breakfast room \* Utility area and downstairs  
WC \* Two double bedrooms \* Third single  
bedroom \* Family bathroom \* Rear Garden  
\* Car port \* Driveway parking \* Gas Central  
heating \*

**Price: £229,950**





## The Property

17 Tretoil View is a well presented three-bedroom family home in a popular residential area benefiting from modern amenities including Gas Central heating and double glazing. The property also boasts driveway parking and car port.

Front door leads through to entrance hall, staircase straight ahead up to first floor and door immediately to the right opens into the living room with window to the front elevation and door through to the rear into the kitchen dining room.

The kitchen is at the rear of the property with a range of fully fitted floor based and wall mounted units comprising sink and drainer, cooker, space for undercounter fridge and dining table. Adjacent to the kitchen is a utility room with space for washing machine and wall mounted gas central heating boiler. Opposite this is a cloakroom with WC and wash hand basin.



The living room is a naturally light room with feature fireplace to the centre of the room and space for living room furniture.



Stairs from the entrance hall lead up to the first-floor landing, with door off to all three bedrooms and the family bathroom. There is also an airing cupboard above the stairs with space for storage.

To the front of the property is the largest of the bedrooms with space for double bed and further room for other bedroom furniture.



The bathroom sits adjacent to this with part tiled walls, WC, wash hand basin, panel bath and obscured window to front.



The further two bedrooms are to the rear of the property and overlook the private rear garden.

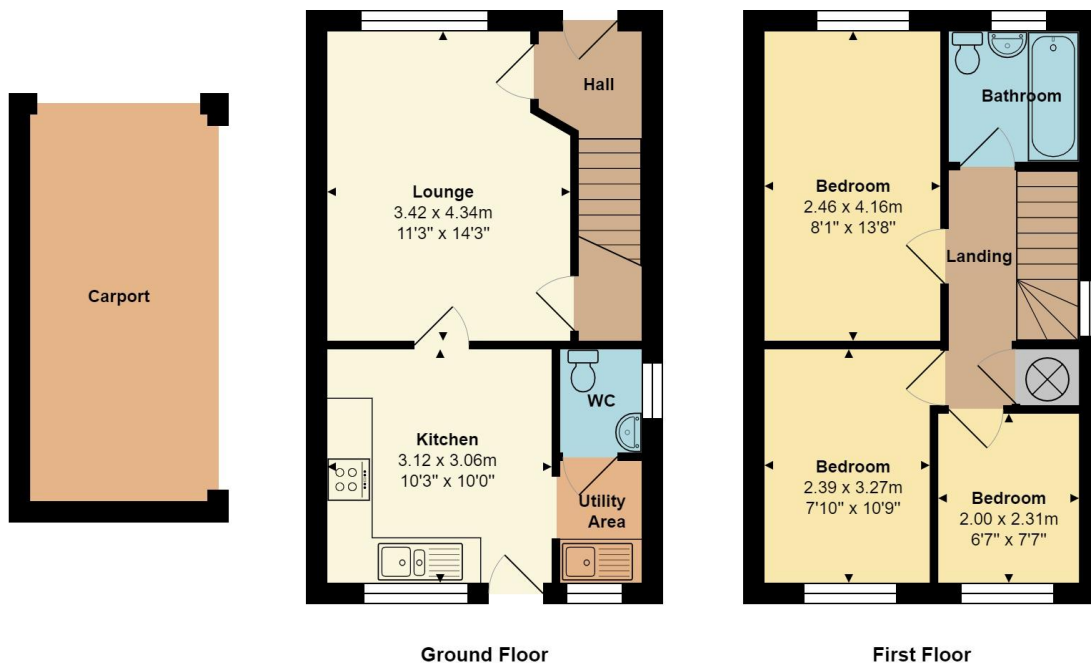


## Outside

To the rear is an enclosed garden with decking to the lower section of garden, steps lead up to a raised lawned area. Side gate opens to driveway parking and car port.

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EPC BAND: C COUNCIL TAX BAND: B  
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All measurements are approximate and for display purposes only.