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Helman Tor View, Bodmin

A modern and well-presented three-bedroom semi-detached house situated on a popular residential estate, benefitting from adjacent parking for three cars and having been recently re-carpeted and decorated throughout. This property is suited to first-time buyers, as a family home, or equally, residential investment.

*Modern fitted kitchen diner *Lounge *Utility
*Downstairs cloakroom *Three bedrooms *Family bathroom *Low maintenance rear garden *Larger than average front garden *Viewing is essential

Price: £242,500



Helman Tor View is a popular residential estate on the Southern edge of Bodmin, within convenient reach of day-to-day amenities, and the A30 close at hand for those who commute. It is suited to first-time buyers, as a family home, or equally, a residential investment. Having recently been recarpeted and redecorated throughout, a viewing is essential.

The property is entered via a gate alongside the driveway and a couple of steps. A door leads into the entrance hallway, with a door leading through to the lounge, and stairs to the first floor.



Lounge 3.27 m x 4.26 m

The lounge is a generous sized room and is well presented, with a window to the front garden, an electric smoke effect fire, and a large understairs cupboard providing plenty of space for storage.



Kitchen diner 3.10 m x 3.03 m

A door leads from the lounge to the kitchen diner with a window to the rear elevation, which comprises matching wall and floor-based units, a gas hob and 'Belling' oven and grill, tile effect flooring, and a sink and drainer unit. There is ample space for a dining table and chairs, and a door leads to the rear garden.

Utility 1.63 m x 1.22 m

To the right of the kitchen is a convenient utility area, housing the 'Isar' combi boiler. There are two undercounter spaces for appliances, and worksurface above.



Downstairs cloakroom A door leads to the downstairs cloakroom, comprising a wall mounted wash hand basin, w/c, and wall mounted radiator.



Stairs from the entrance hallway lead to the first floor, housing all bedrooms, and the family bathroom.

Landing a hatch opens and provides loft access. A door opens to a large built in airing cupboard, providing convenient storage.



Master Bedroom 4.08m x 2.49m

The master bedroom is to the front elevation, offering some glimpses of countryside over towards Lanhydrock. There is ample space for freestanding furniture.



Bedroom two 3.27m x 2.37m

The second bedroom is also a double, with a window facing the rear elevation and a wall mounted radiator.



Bedroom three 2.27m x 1.96m A single bedroom or office space, with a window to the rear elevation, and a wall mounted radiator.



Bathroom 1.90 m x 1.85 m The family bathroom faces the front elevation, with an obscured glass window, and comprises a panel bath with mains powered rain shower above and tiled surrounds, wash hand basin, w/c, and vinyl flooring.



EPC: C
Council Tax Band: B

The rear garden can be accessed via the kitchen or a gate to the rear of the driveway, and is enclosed and low maintenance, having both patio, and stone chippings.

