



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

Berrycoombe Vale, Bodmin

****No Onward Chain****

A three-bedroom mid terrace house with well appointed internal accommodation, generous rear garden and communal parking on an established residential estate with the Camel Trail close at hand.

Living room Kitchen/Diner* Downstairs WC*Two double bedrooms*Third generous single bedroom* Family bathroom * Enclosed rear garden * Popular residential estate close to the Camel Trail * Communal parking *

Price: £169,950



Accommodation with approximate room sizes is as follows:

The Property

Pathway through the lawned front garden with steps up to front door and door to outside store which is ideal for bin storage.

Front door to:

Entrance hallway with wood affect flooring, stairs to first floor, four generous storage cupboards, doors off to living room, kitchen, breakfast room, door to rear and pocket door to downstairs WC.



The downstairs WC benefits from a wall hung wash hand basin and WC.

The Living room **3.4m x 4m** is located to the front of the property with a large window to the front elevation, wood effect flooring and a night storage heater.



Adjacent to this is the Kitchen/Diner **2.6m (plus entrance area) x 4.2m** with window to the rear overlooking the garden. There is a modern fitted kitchen with range of white gloss floor based and matching wall mounted units. Wood affect work surfaces over, stainless steel sink and drainer, space and plumbing for oven,

washing machine and dishwasher. The dining area offers space for a family sized dining table.



Stairs from first floor lead up to central landing with doors off to all bedrooms, family bathroom and two large storage cupboards.



Bedroom one **4.5m x 2.6 (plus entrance area)** is at the front of the property and boasts wood affect flooring, large window to front elevation wall mounted electric panel heater, ample space for double bed along with wardrobes and other bedroom furniture.



Bedroom two **3.7m x 2.6m (plus entrance area)** has a large window to rear overlooking the garden with wood affect flooring, wall mounted electric panel heater, ample space for double bed along with wardrobes and other furniture. Two large storage cupboards, one housing immersion hot water tank.



Bedroom three **3.1m x 2.5m (including entrance area)** Wood affect flooring, large window to front elevation, wall mounted electric panel and storage cupboard over stairs.



Family bathroom is to the rear with an obscured window, white suite comprising pedestal wash hand basin, WC panel bath with wall mounted shower over and grey panelling to water sensitive areas. Partially tiled walls.



Outside

To the rear of the property is a fully enclosed rear garden with wooden fenced boundaries and is predominantly laid to lawn. There is a paved pathway through the rear garden to a pedestrian that runs adjacent to all rear gardens.



EPC BAND: D

COUNCIL TAX BAND: A