



Bodmin Office  
46-48 Fore Street  
Bodmin  
PL31 2HL

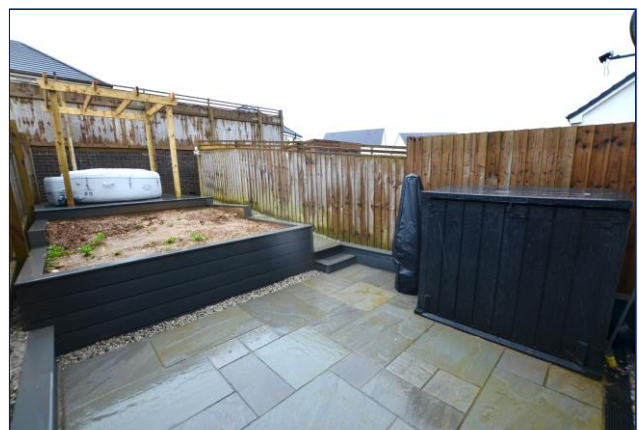
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## Tucking Mill Street, Bodmin

A well-presented two double bedroom terraced house located in a popular development on the Eastern side of town. Benefiting from driveway parking for one car and low maintenance rear garden with raised decking and patio.

\*Entrance hall \* Open plan kitchen living room with breakfast bar \* Cloakroom \* Two double bedrooms \* Family bathroom \* Driveway parking for one car \* Gas central heating \* Enclosed rear garden with decking, patio and raised bed.

**Price: £192,000**



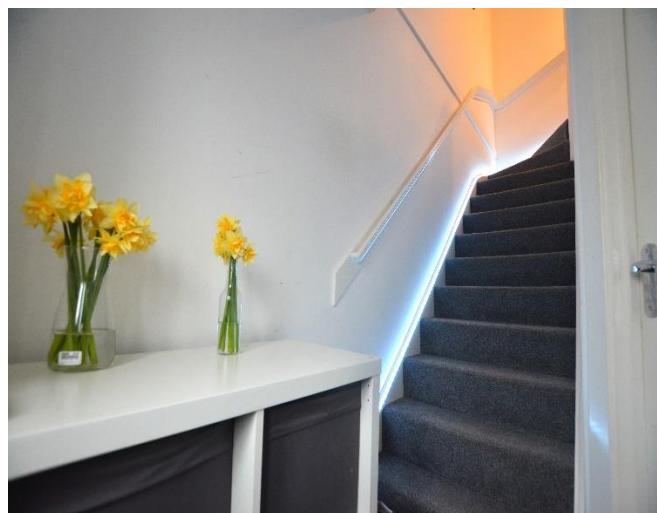
Tucking Mill Street is located within a popular residential development of mixed property types and designs located on the eastern side of Bodmin. Located approximately 1.5 miles from the town centre. The town of Bodmin caters well for day to day needs and has several supermarkets as well as primary schools, a secondary school and Leisure centre. Bodmin is situated within proximity to the A30 dual carriageway and has a mainline train station.

The property is a well presented two double bedroom modern house with gas central heating and UPVC double glazing throughout. The current occupiers have landscaped the garden to create a low maintenance space with private patio area for seating and a raised section, perfect for specimen plants or for turfing. To the rear is high quality decking with a Pergola.

Fantastic property for either first time buyers or for a residential landlord looking for an investment opportunity.

### The Property

Front door to entrance hallway with central heating radiator, stairs to first floor landing, electrical fuse box, door leading off to open plan kitchen living room.



Stairs from the Entrance hallway lead up to First floor landing with doors to both bedrooms, family bathroom and central heating radiator.

The open plan Kitchen Living room **6.7m x 2.7m (widening to 3.7m)** benefits from patio doors to the rear opening onto the rear patio and window to the front elevation providing a good degree of natural light. The kitchen is to the front of the property comprising a modern white kitchen with matching floor based and wall mounted units, work surfaces over and matching breakfast bar. There is a wall mounted unit concealing a "Logic" combination boiler. Range of integral appliances including electric oven with ceramic hob and extractor fan over, fridge freezer, space and plumbing for washing machine. A door opens to a ground floor cloakroom with pedestal wash hand basin, WC and central heating radiator.





Bedroom One **3.7m x 2.4m** is at the rear and enjoys an outlook over the rear garden, central heating radiator, ample space for double bed and other bedroom furniture. The current occupiers are using this room as an office.



Bedroom Two **3.7m (including stair void) x 2.4m** is to the front and again offers ample space for a double bed and other bedroom furniture, central heating radiator.



The family bathroom **1.8m x 1.7m** is between the two bedrooms with a modern white suite comprising pedestal wash hand, WC and panel bath with glass shower screen and wall mounted mains powered shower. There is a Central heating radiator and partially tiled walls with water sensitive areas.



## Outside

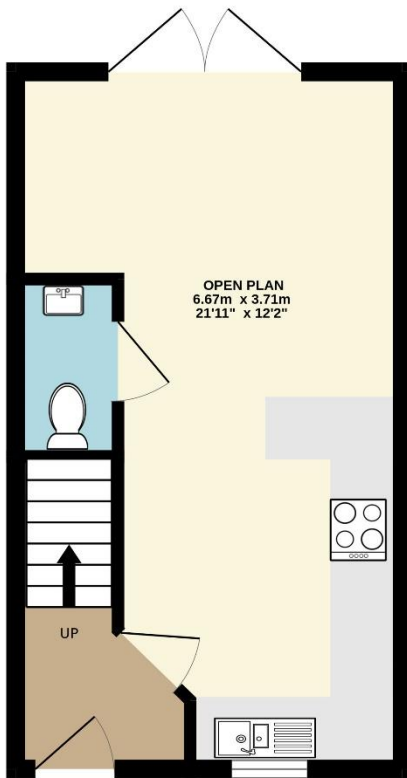
Approaching the property is driveway parking for one car. A pedestrian pathway leads around the side of the terrace to allow for access to the rear by a wooden gate. The rear garden has been extensively updated by the current occupiers to create a low maintenance area with sections of patio and decking.

**EPC BAND: AWAITED**

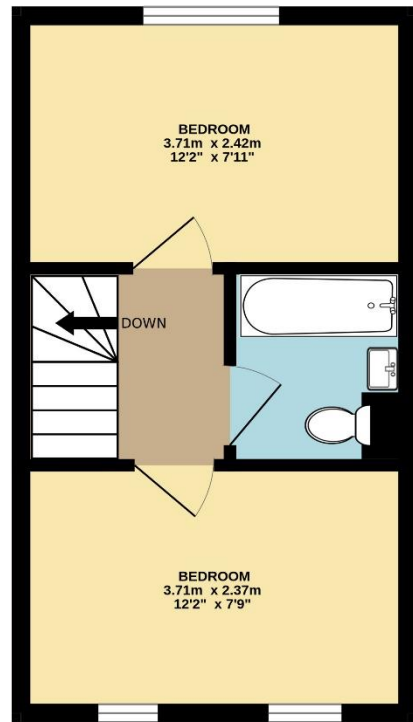
**COUNCIL TAX BAND: B**



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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