



Bodmin Office
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Bodmin
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Key Crescent, Bodmin

****No Onward Chain**** A three bedroom semi detached home in a popular residential location on the Western side of Bodmin. Benefitting from driveway parking for multiple cars, a large garage, and an enclosed rear garden, a viewing is essential. This property is ideal as a family home or equally for investor buyers.

*Lounge *Kitchen diner *Conservatory *Two double bedrooms *A further single bedroom
*Family bathroom *Enclosed rear garden *Garage
*Driveway parking *Perfect as a family home or investment

Price: £249,950



Kay Crescent is located on the Western side of Bodmin, within a mile of the town centre. Bodmin caters well for day to day needs and has several supermarkets as well as primary schools, secondary schools, colleges and a leisure centre. Bodmin is located within close proximity of the A30 dual carriageway and train station, making it a suitable location for those who commute.

The Property

The property is accessed via a driveway and gravel path with a porch located at the front of the property. An obscured glass door then leads into an internal hallway, with a door leading into the lounge and stairs to the first floor.

The lounge is a generous size, with a window to the front elevation and an electric fireplace.



A door leads through to the kitchen, which comprises matching floor and wall-based units with tiled splashbacks, space for a freestanding oven & hob, space for a fridge freezer, and ample undercounter space for utility appliances. The kitchen also houses the Worcester boiler, and a useful storage cupboard. A door leads from the kitchen to the conservatory.

The conservatory has tiled flooring and a door leading into the rear garden, which has areas of stone chippings and laid lawn. A door from the conservatory leads into the attached garage, with a up and over door and power supply.



To the first floor, doors lead into all three bedrooms and the family bathroom.

The master bedroom is to the front elevation and a generous double, with a bay window providing plenty of natural light.



The second bedroom is another double facing the rear elevation, with ample space for freestanding furniture.



The third bedroom is to the front elevation, and suitable as a single bedroom or office space.



The family bathroom comprises a panel bath with electric 'Triton' shower over, w/c, pedestal wash hand basin, tiled surrounds and vinyl flooring, with an obscured window to the rear elevation.



Outside

The property benefits from driveway parking, a large garage, and garden to the front, as well as an enclosed rear garden with both stone chippings and laid lawn areas.

EPC Band: D

Council Tax Band: B



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These details are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract