



Bodmin Office
46-48 Fore Street
Bodmin
PL31 2HL

01208 74182 option 1
bodminsales@thepropertyshopcornwall.co.uk

The Old Manor House, Bodmin

A well-appointed, one double bedroom apartment located in a Grade II listed building in the heart of Bodmin town centre. It offers fantastic residential letting potential with strong monthly returns, and also benefits from a south facing and private outside space.

- *One Double Bedroom
- *Open Plan Living Space
- *Modern Bathroom
- *Impressive Entrance Hallway
- *South Facing Patio
- *Period Features Throughout
- *Gas Central Heating

Price: £115,000



The property is accessed via a main front door with intercom into a communal hallway. A rear door then opens to allow access to a shared access path which leads around to the rear of The Old Manor House. The apartment occupies arguably the most tucked-away position and benefits from a Southerly-facing low-maintenance patio.

The Property

The front door opens into the entrance hallway, with period-style arched windows, space for coat hanging. Two stairs lead up to the internal hallway where doors lead off to the bathroom, bedroom, and open plan living area.



The open plan living area **4.43m x 3.76m** is light and spacious, with inset spotlights to the ceiling, and carpeted flooring to the lounge area.



The kitchen comprises matching floor and wall-based units with worktops over, a stainless-steel sink and drainer unit, tiled splashbacks, built in electric oven and grill with four ring gas hob over. There is an integrated slimline dishwasher, space for a washing machine, and fridge freezer.



The bedroom **3.31m x 3.23m** (excluding built in wardrobes) is a generous double with plenty of natural light through a sash window to the rear elevation. There are built in wardrobes comprising hanging rails and storage compartments.



The bathroom **2.64m x 1.91m** comprises a panel bath with wall mounted electric shower over, pedestal wash hand basin, w/c, and a heated towel rail. The room benefits from having high ceilings, providing a spacious and light feel, with an obscured arched window to the rear elevation.



Outside

The property benefits from a private and southerly facing patio area.

Agents Note: We understand the apartment is on a 999-year lease which commenced in 2007.

The apartment pays a monthly charge of £85 which includes building maintenance, cleaning and servicing of communal areas and building insurance.

Council Tax Band: A

Epc Band: Awaited

