

# COLLEGE LANE



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Bodmin, PL31 1HT

Price: £79,950



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46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

# COLLEGE LANE



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Price: £79,950

what3words ///- part.battle.green

A one bedroom first floor apartment located on College Lane with accommodation briefly comprising open plan kitchen lounge diner, double bedroom, family bathroom and parking space.

Main door opens to communal hallway with stairs leading up to the central landing and internal doors off to individual apartments. Door to entrance hallway with central heating radiator, space for coats and shoes, doors off to open plan living space and kitchen, family bathroom, double bedroom. There is also a generous storage cupboard housing gas central heating boiler. Open plan Living/Dining Room 3.2m x 7m situated to the front of the property with window to the front elevation, central heating radiator and doorway through to kitchen area. 2.3m x 2m. The kitchen comprises matching floor based and wall mounted wood affect units with work surfaces over, space for washing machine, four ring gas hob and integrated oven, sink and drainer unit with storage under. The Bedroom 3.1m x 2.6m is adjacent to the living room with window to the front, built in wardrobe, central heating radiator and space for double bed and further bedroom furniture. mounted mains powered shower and central heating radiator.



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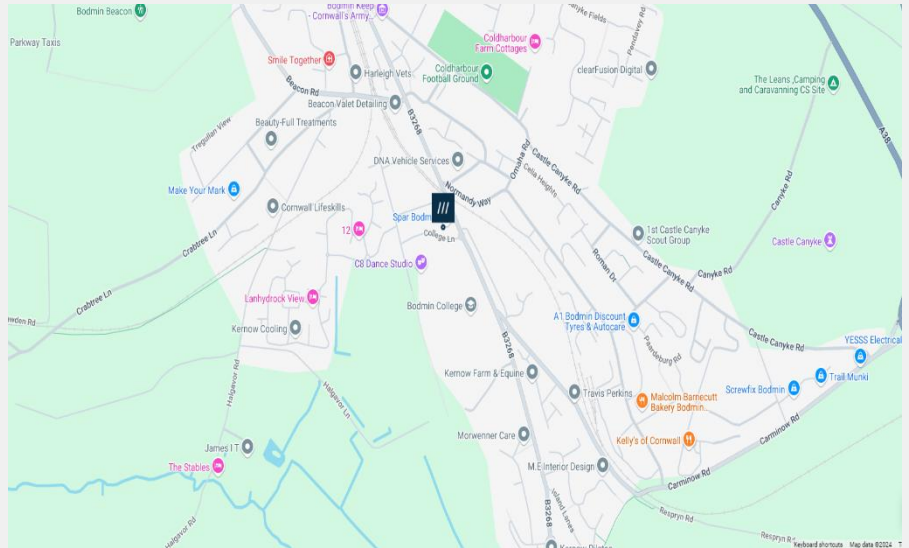


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## KEY FEATURES:

- Open plan kitchen, lounge, diner
- Double bedroom
- Family bathroom
- Allocated parking space
- Double glazing
- Excellent residential letting potential or considered ideal for first time buyers
- No onward chain



## Schools –

- St Petroc's C of E Primary School – 0.7 miles
- Berrycoombe school – 2.8 miles
- Bodmin College – 0.1 miles

## Transport links –

- A30 close at hand
- Bodmin Parkway Station – 3.3 miles

## SERVICES

Heating – Gas central heating

Water – Mains

Sewerage – Mains

Local Authority: Cornwall Council

Council Tax band: A

Tenure: Leasehold

- Lease length - Approx 977 years
- Ground rent - £10 PA
- Service Charge - £573.84 PA.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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