



Bodmin Office
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Pool Street, Bodmin

A characterful two-bedroom cottage with generous sized detached front garden in a town centre location within a short level walk of all day-to-day amenities.

- * Entrance hallway * Living room *
- * Kitchen/breakfast room * Two bedrooms *
- * Shower room * Detached Garden to front with space for sheds * Town centre location *

Price: £140,000



The Property

Pathway in front of neighbouring properties leads to Number 42, the front door opens out into an Entrance Hallway with doors off to the Living Room and also Kitchen Breakfast room to the rear.

The Living room is to the front of the property with a window to the front elevation overlooking the garden and feature stone fireplace to the centre of the room.



At the rear elevation is a kitchen breakfast room with window to outside, floor based and wall mounted units with stainless steel sink and drainer unit, space for small dining table and stairs up to first floor.



Central landing with doors off to both bedrooms and bathroom. Both bedrooms are large enough to accommodate a double bed, the bedroom to the rear of the property has a built in storage cupboard housing gas central heating boiler.



The bathroom comprises a corner shower, wash hand basin, WC and tiled flooring.

Outside

Opposite the front door is a wooden gate opening into the front garden with paving and lawn. There are raised beds with mature plants and shrubs, to the bottom of the garden is a level section with ample space for sheds.

EPC BAND: Awaited COUNCIL TAX BAND: A

