

QUEENS CRESCENT



Bodmin, PL31 1QW
Guide Price: £279,950



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



26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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A four-bedroom extended semi-detached house with huge potential, situated in a popular estate in Bodmin with driveway parking for four to five cars. To the rear is a large garage/workshop that offers annex potential (subject to obtaining the relevant planning permissions), alternatively it would make a fantastic home office, gym or playroom.

The internal accommodation is spacious, to the ground floor is a generous living room with feature log burner, to the rear is an open plan kitchen dining room and downstairs cloakroom. To the second floor is four bedrooms and family bathroom. The master bedroom has got plenty of storage with built in wardrobes throughout, the rear facing bedrooms have got beautiful views overlooking greenery from the bedroom windows. The bathroom comprises a modern suite with both a shower and bath.

To the rear is an enclosed low maintenance rear garden with paving, bordered by chippings and with a raised section of artificial grass- The perfect space for a morning coffee or evening BBQ. To the side of the property, accessed by the back door from the kitchen is a covered level patio area providing access to the garage and garden. This area could be used as an extension to the garden providing a private seating area, alternatively the wooden double gates could be removed to provide further driveway parking with a carport.

A viewing is highly recommended to fully appreciate the potential that this property has to offer.



FLOOR PLAN TO GO HERE

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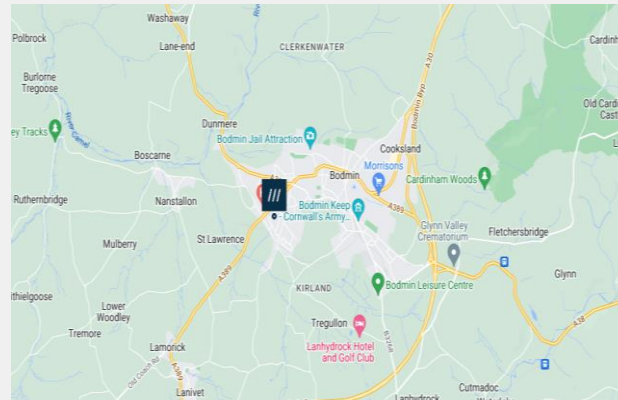
KEY FEATURES

No chain

- Four Bedrooms
- Family Bathroom
- Downstairs Cloakroom
- Kitchen
- Dining Room
- Lounge
- Garage
- Driveway Parking
- Enclosed Garden

Local Authority: Cornwall Council

Council Band: B



Schools

- St Petros Primary School 1.7 miles
- St Mary's Primary School 0.8 miles
- Berrycombe Primary School 1.3 miles
- Bodmin College 2.8 miles

Transport links

- A short drive to the A30
- A bus stop, just a short walk away
- A short drive or walk to the town centre, where you can find all your amenities.

what3words////- fire.mess.elder

Services

Heating - Gas Central Heating

Water - Mains

Sewerage - Mains

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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