

7 BERRYCOOMBE HILL



Bodmin, PL31 2PW

£239,950



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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7 Berrycoombe Hill is a spacious three-bedroom semi-detached property which would make the perfect family home with a touch of modernising. This property is situated on the western side of Bodmin with views across to Bodmin Jail.

As you enter the property, you are welcomed with the hallway leading through to the first floor, lounge and kitchen/ dining room area. The lounge, is a front facing room with an open fire and a stone surround. A door to the rear opens to the light and airy open plan kitchen/dining room, this has a modern kitchen fitted with views looking out to the rear garden. Through the French doors is the conservatory, a lovely spot to sit, relax and enjoy a book to read. There is access from both the kitchen and from the rear garden to the utility room and down stairs WC, which can also be accessed from the front, the perfect place for muddy boots after a long walk on the Camel Trail which is only a short walk away.

Following on upstairs, is a spacious landing area with doors off to the family bathroom and three bedrooms. To the front elevation is the family bathroom, with white bath and shower, water basin and WC. The two double bedrooms are of good size with ample space for double beds and further furniture. The third bedroom, has also got built in storage, leaving room for a single bed.

Outside: The property benefits from driveway parking, a garage, front and rear gardens with a decked area.



GROUND FLOOR



FIRST FLOOR



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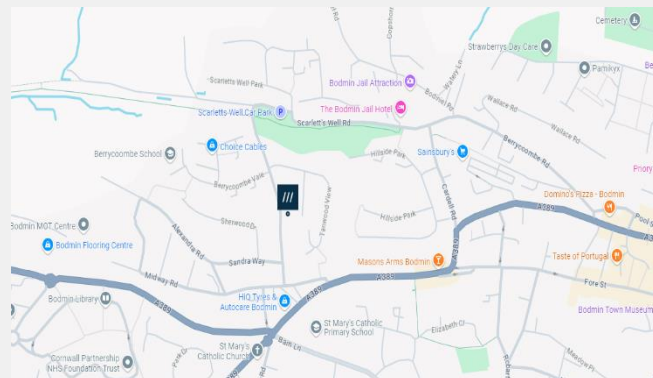
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KEY FEATURES:

- Three Spacious Bedrooms
- Open Plan Kitchen/ Dining Room Area
- Lounge
- Downstairs WC
- Conservatory
- Family Bathroom
- Front Garden
- Driveway Parking
- Garage
- Rear Garden with decking area



What3words: /// reject.comical.entertainer

SERVICES:

Heating – Gas Central Heating

Water – Mains water

Sewerage – Mains drainage

Electric – Mains electric

Local Authority: Cornwall Council

Council Band: C

Tenure: Freehold

SCHOOLS:

- Bodmin Academy Secondary School-
- St Petrocs Primary School
- St Marys Primary School
- Berrycombe Primary School

TRANSPORT LINKS:

- A30 is close at hand offering great transport links through the county
- Bodmin Parkway is a short drive away
- Nearby Bus Stops at hand

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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