

12 QUEENS CRESCENT



4



3



2

Bodmin, PL31 1QW

Guide Price: £275,000



£275,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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Nestled in a peaceful area of Bodmin, this well-presented Four-bedroom semi-detached home offers spacious and flexible living accommodation. Ideal for families or those seeking extra room for work or hobbies, this property is beautifully maintained and provides a practical and versatile living space.

Upon entering, you'll find a welcoming atmosphere with a spacious kitchen diner, the heart of the home, perfect for family meals or entertaining guests. The separate utility room provides additional storage and a convenient space for laundry. The downstairs shower room is a practical addition, ideal for busy mornings or for guests. Downstairs you will also find a bright and inviting living room, ideal for relaxing and unwinding after a long day.

A separate room that is accessed from the garden, could easily be used as a home office, salon, or additional bedroom to suit your needs. The property's flexible layout ensures it can easily adapt to various lifestyles, whether you need a dedicated home office, a hobby space, or a fifth bedroom.

Upstairs, there are four well-sized bedrooms. The family bathroom completes the upstairs accommodation, offering modern fittings and ample space.

The property benefits from a well-maintained, enclosed garden area, offering a private space to relax or entertain. The driveway offers off road parking for two cars.

This charming semi-detached house is conveniently located close to local amenities, schools, and transport links, making it an ideal choice for growing families or those seeking a comfortable home in a desirable area. A viewing is essential to appreciate what this property has to offer.

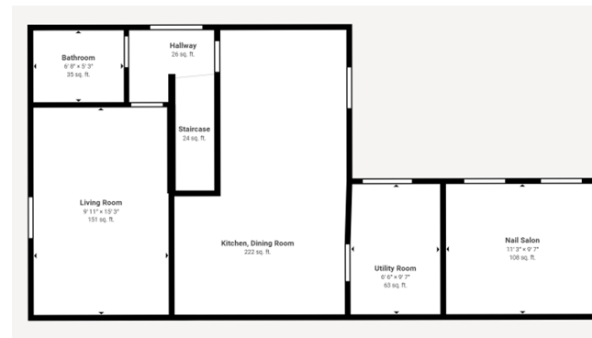
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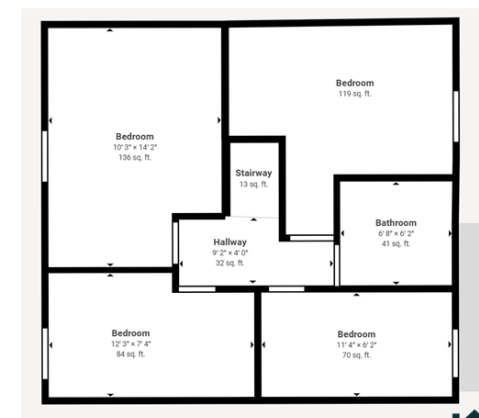
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GROUND FLOOR



FIRST FLOOR



26 Fore Street, Lostwithiel,  
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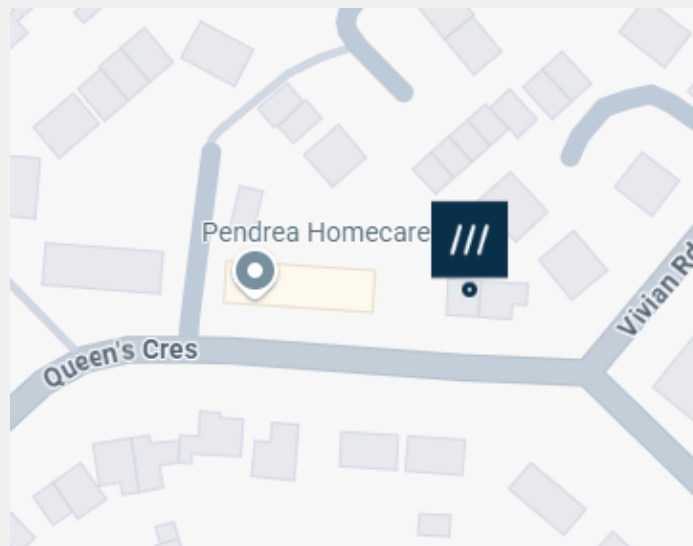


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## KEY FEATURES

Semi-Detached Home  
Four Bedrooms  
Family Bathroom  
Well-sized Kitchen/Diner  
Living Room  
Driveway Parking For Two Cars  
Enclosed Rear Garden  
Downstairs Shower Room  
Utility Room  
Separate Office/Salon/Hobby Room

LOCAL AUTHORITY: Cornwall Council  
COUNCIL BAND: A  
TENURE: Freehold



what3words: ///years.broke.splice



## SERVICES:

Heating – Gas central heating  
Water – Mains  
Sewerage – Mains

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## SCHOOLS:

St Mary's Primary School  
Robartes Primary School  
Berrycoombe Primary School  
Bodmin College  
Callywith College

## TRANSPORT LINKS:

A30 transport links  
Bodmin Parkway is only a short drive away  
Short drive to town centre

## EPC



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