

6 HIGHER BORE STREET



4



3



3

Bodmin PL31 1JW

£220,000



£220,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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This block of three flats is an ideal investment opportunity with tenants in situ. Situated in a convenient location close to the town centre, the property comprises a total of three flats: a spacious two-bedroom flat on the first floor, along with two one-bedroom flats on the ground floor.

Flat A:

The first of the ground floor flats to the front of the property, offering a double bedroom, jack and gill style bathroom with walk in shower, and open plan lounge kitchen, with ample fitted units and worktops.

Flat B:

The second ground floor flat is situated to the rear of the property, with a recently fitted kitchen, shower room, lounge, and double bedroom.

Flat C:

The first-floor apartment boasts a generous layout, and benefits from an outdoor decking area to the front. The flat comprises a fitted kitchen, generous lounge, and two generous sized bedrooms.

The property benefits from two parking spaces, on a first come first serve basis. This property offers the perfect investment opportunity with tenants in situ and a successful letting history.

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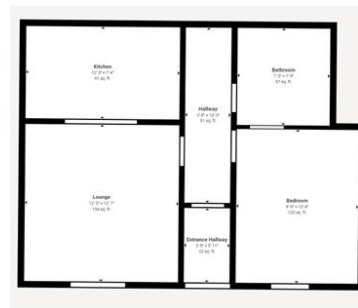
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Bedroom

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Flat A



Flat B



Flat C



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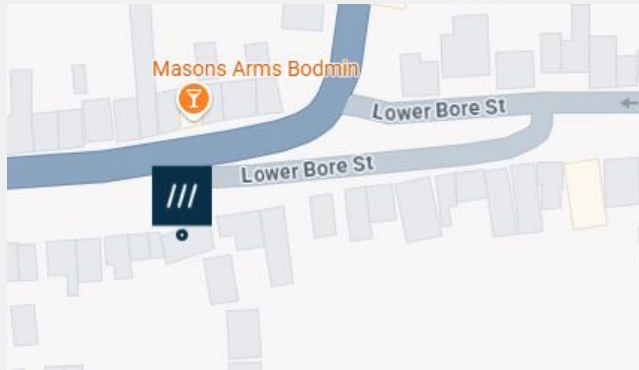
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KEY FEATURES

- Investment opportunity
- Tenants in situ
- One two-bedroom flat
- Two ground floor one-bedroom flats
- Successful letting history
- Outdoor decking area
- Two parking spaces
- Town centre location

Local Authority – Cornwall Council
Council Band - A
Tenure - Freehold

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SERVICES

HEATING – ELECTRIC
WATER – MAINS
SEWERAGE - MAINS

 THE PROPERTY SHOP

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SCHOOLS

Berrycoombe Primary School
St Petrocs Primary School
St Marys Primary School
Bodmin College
Callywith College

TRANSPORT LINKS

A short drive to join the A30
Nearby Bus Stops for ease
Bodmin Parkway Train Station is Nearby

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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