

6 HIGHER BORE STREET



4



3



3

Bodmin PL31 1JW

£210,000



£210,000



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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## 6 HIGHER BORE STREET

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.

4 3 3



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Bedroom

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Flat A



Flat B



Flat C



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## 6 HIGHER BORE STREET

### 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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