

10 CASTLE STREET



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Bodmin PL31 2DT

£145,000



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

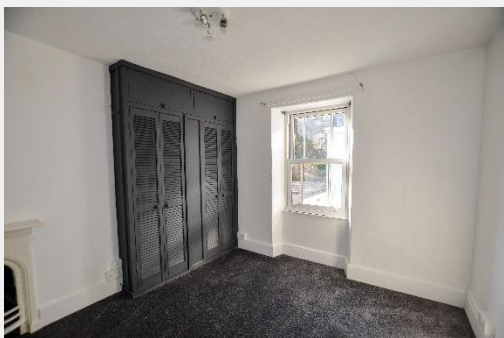

THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Nestled in the heart of Bodmin, this delightful double-fronted, two-bedroom mid-terrace cottage offers a fantastic opportunity for those looking to put their own stamp on a property. Situated on charming Castle Street, this home offers a prime location with convenient access to local amenities.

The property features a spacious and welcoming lounge at the front, providing a cosy space for relaxing. Leading from the lounge is a perfect space for a dining area. At the rear, the kitchen offers a practical space with access to the courtyard and garden. While the kitchen and living spaces offer great potential, the property would benefit from some modernisation to unlock its full charm and functionality.

Upstairs, there are two generously sized bedrooms, both with built in storage. The family bathroom is well-appointed but would also benefit from modernising to suit contemporary needs.

The property boasts a private garden, benefitting from the morning sun, as well as a covered courtyard area.

This charming cottage offers great potential for anyone seeking a home in a central location that they can update and personalise. With some modernisation, this property could be transformed into a wonderful home, and an early viewing is highly recommended.

Title & Rights Notice

The garden will be included in the title on completion of pending Land Registry updates. Please note that the owners of No. 8 retain ownership of the fence dividing the properties, together with sole use of the passageway between the houses. No. 10 may be permitted access to this passageway for transporting building materials to the rear, by prior arrangement with No. 8.

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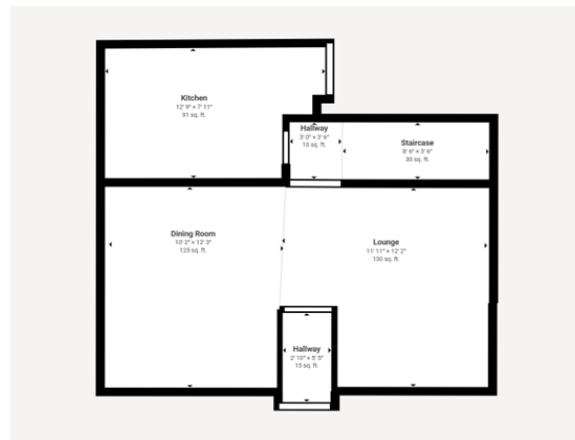
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£145,000



Bedro



GROUND FLOOR



FIRST FLOOR



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KEY FEATURES

Two double-bedroom character cottage
Kitchen
Lounge/Dining Room
Garden (shared access)
Covered rear courtyard
Close to local amenities
Gas central heating
Great letting potential

LOCAL AMENITIES

Short walk to Lidl, Morrisons, Sainsburys and Asda

Local Authority – Cornwall Council

Council Band - A

Tenure - Freehold

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SERVICES

HEATING – MAINS GAS

WATER – MAINS

SEWERAGE – MAINS

ELECTRICITY - MAINS

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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		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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