

8 TURF STREET



Bodmin PL31 2DH
£325,000



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

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Upon entering the property, you are met with plenty of beautiful period features, including high ceilings, a log burner, and detailed woodwork, creating a warm and inviting atmosphere throughout.

The ground floor features two spacious reception rooms, one currently a dining room, the other boasting a log burner and plenty of natural light with French doors out to the covered patio, giving a cosy atmosphere.

The kitchen diner is to the rear of the property and is a true heart of the home, offering a modern, well-equipped space, ideal for family meals or entertaining. A side door offers access to the large, enclosed rear garden, providing the perfect space for outdoor living.

To the first floor, the property offers three bedrooms, a bathroom with freestanding bath, and a further shower room. There is also a cosy understairs study, perfect for working from home, a reading nook, or additional storage.

To the third floor is a charming and spacious attic room with plenty of natural light, and can be a bedroom, office space, or storage area.

You'll find a convenient parking space to the front of the property, while the large and enclosed rear garden offers a private retreat in a central location, ideal for outdoor dining.



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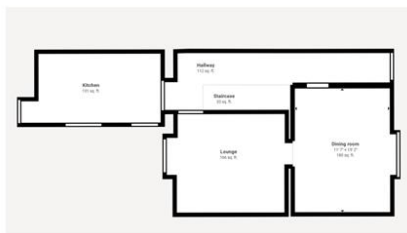
Bedroom

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Ground Floor

First Floor

Second Floor



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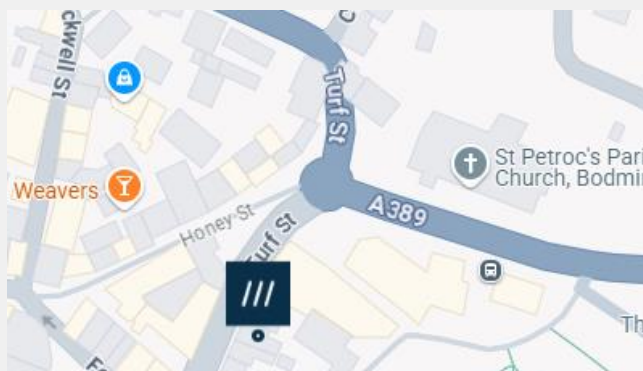
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KEY FEATURES

Modern Victorian townhouse
Beautifully presented character property
Four bedrooms
Three reception rooms
Family bathroom
Shower room
Partial electric underfloor heating
Attic room
Understairs study
Generous enclosed rear garden with covered patio area
Parking to the front
Close to Bodmin town centre

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

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[what3words///leaves.hood.deputy](https://www.what3words.com/leaves.hood.deputy)



SERVICES

HEATING – ELECTRIC
WATER – MAINS
SEWERAGE - 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		
69-80	C		
55-68	D		
39-54	E		44 E
21-38	F		
1-20	G	7 G	

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