

76 BEACON ROAD



Bodmin, PL31 1AW

£190,000



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

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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Situated in an elevated position and close to the Beacon Nature Reserve, this well-maintained two-bedroom semi-detached bungalow offers comfortable, single level living with modern features and an attractive outdoor space.

Inside, the property boasts a spacious lounge with electric fireplace, a modern kitchen with ample storage and worktops, and a practical wet room. Both bedrooms are doubles, filled with natural light.

To the front and rear, you'll find generous and mature gardens, along with a patio area perfect for outdoor dining or entertaining.

The property benefits from access to a communal parking area, offering convenient off-road parking for residents.

This charming bungalow is ideal for downsizers, retirees, or anyone seeking low maintenance living in a well-connected Cornish location.



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THE PROPERTY SHOP

Floorplan



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## KEY FEATURES

- Modern fitted kitchen
- Wet room
- Lounge
- Two double bedrooms
- Communal Parking
- Elevated Views
- Close to Beacon Nature Reserve

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

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what3words:///towers.firm.nurses



## SERVICES

HEATING – GAS FIRED BOILER  
WATER – MAINS  
SEWERAGE - MAINS

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## SCHOOLS:

- Bodmin Academy Secondary School-
- St Petrocs Primary School
- St Marys Primary School
- Berrycoombe Primary School

## TRANSPORT LINKS

- A30 is close at hand offering great transport links through the county
- Bodmin Parkway is a short drive away
- Nearby Bus Stops at hand

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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