



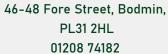




Bodmin, PL31 1AW £190,000









# **76 BEACON ROAD**







Bodmin, PL31 1AW £190,000



















26 Fore Street, Lostwithiel, PL22 OBL 01208 872728

## **76 BEACON ROAD**

Situated in an elevated position and close to the Beacon Nature Reserve, this well-maintained twobedroom 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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### 76 BEACON ROAD

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#### **KEY FEATURES**

Modern fitted kitchen

Wet room

Lounge

Two double bedrooms

Communal Parking

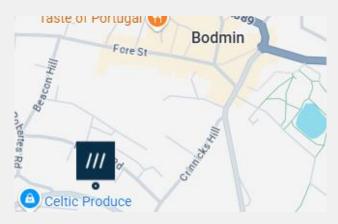
**Elevated Views** 

Close to Beacon Nature Reserve

Local Authority - Cornwall Council

Council Band - A

Tenure - Freehold



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### **SERVICES**

HEATING – GAS FIRED BOILER

WATER - MAINS

SEWERAGE - MAINS

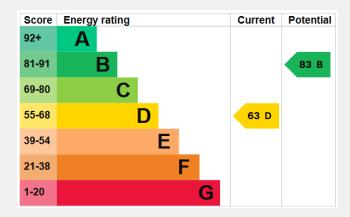


### SCHOOLS:

- 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



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