

Bodmin, PL31 1AW £180,000





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





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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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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

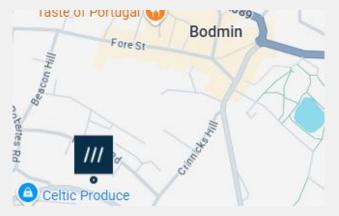
Local Authority - Cornwall Council

Council Band - A

Tenure - Freehold

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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

