







Bodmin, PL31 1AW £180,000









26 Fore Street, Lostwithiel, PL22 OBL 01208 872728

# **76 BEACON ROAD**









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Set in an elevated position near the scenic Beacon Nature Reserve, this well-presented two-bedroom semi-detached bungalow offers comfortable, singlelevel living with modern touches and inviting outdoor space.

Inside, the home features a bright and spacious lounge with an electric fireplace, a contemporary kitchen offering plenty of storage and worktop space, and a practical wet room. Both bedrooms are generously sized doubles, enjoying an abundance of natural light.

Outside, the property boasts mature front and rear gardens, along with a private patio area ideal for outdoor dining or entertaining.

Residents also benefit from access to a communal parking area, providing convenient off-road parking.

Perfect for downsizers, retirees, or anyone looking for low-maintenance living, this delightful bungalow is situated in a well-connected and sought-after 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** 

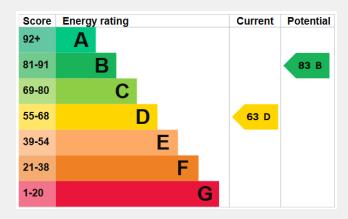
# THE PROPERTY SHOP

## 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



26 Fore Street, Lostwithiel, PL22 OBL 01208 872728

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