

76 BEACON ROAD



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Bodmin, PL31 1AW

£180,000



£180,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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Set in an elevated position near the scenic Beacon Nature Reserve, this well-presented two-bedroom semi-detached bungalow offers comfortable, single-level 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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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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