

56 QUEENS CRESCENT



3



1



1

Bodmin, PL31 1 QW

£199,950



£199,950



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

# 56 QUEENS CRESCENT



Bodmin, PL31 1 QW  
£199,950



Welcome to 56 Queens Crescent, a spacious and well-located three-bedroom property offering excellent potential for families, first-time buyers, or investors. Situated on a generous plot in a popular residential area, the home is ready for modernisation and offers a solid base to create something special.

Inside, the property comprises three well-sized bedrooms, a family bathroom, a functional kitchen, and a comfortable lounge. The layout is practical and lends itself well to updates and reconfiguration if desired.

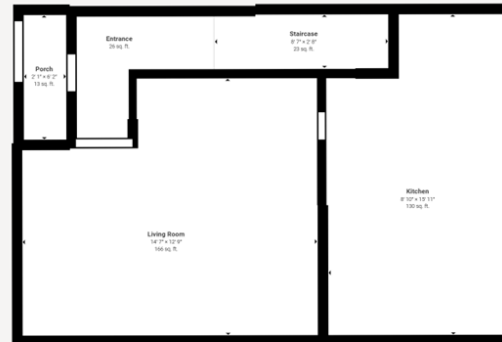
Externally, the property benefits from a driveway providing off-street parking for multiple cars, a detached garage, and both front and rear gardens. The outdoor space offers scope for landscaping or future extension.

Located close to local schools, shops, and transport links, 56 Queens Crescent is a great opportunity for those looking to invest or settle in a well-connected and established community.

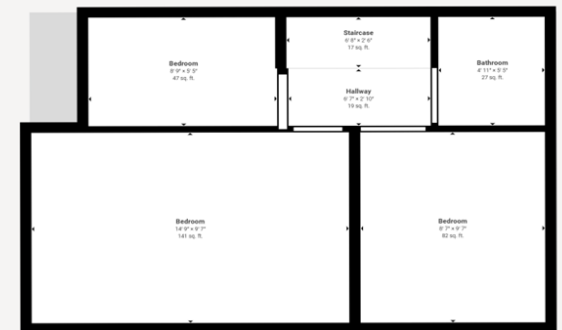


THE PROPERTY SHOP

GROUND FLOOR



FIRST FLOOR



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

THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



# 56 QUEENS CRESCENT

## KEY FEATURES

Three Bedrooms

Kitchen

Living Room

Family Bathroom

Garage

Front and Rear Garden

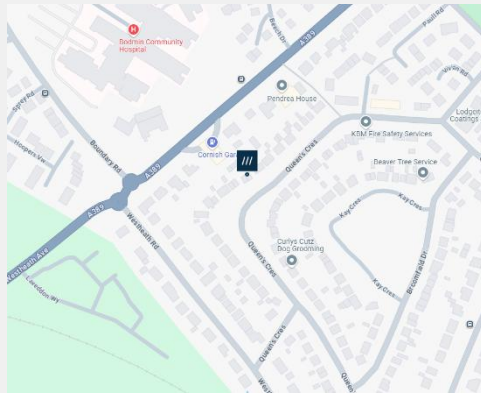
Driveway Parking for multiple cars

Perfect Investment Opportunity

EPC Band: tbc

Local Authority – Cornwall Council

Council Tax Band - B



[what3words///fire.mess.elder](https://www.what3words.com///fire.mess.elder)



## SERVICES

HEATING – MAINS GAS

WATER – MAINS

SEWERAGE - MAINS

Bodmin, PL31 1 QW

£199,950



## SCHOOLS

Berrycoombe Primary School

St Petrocs Primary School

St Marys Primary School

Bodmin College

Callywith College

## TRANSPORT LINKS

A short drive to join the A30.

Nearby Bus Stops for ease.

Bodmin Parkway Train Station is Nearby

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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728