

4 HARLEIGH TERRACE



3



2



1

Bodmin, PL31 1BT

£310,000



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 a desirable location, this delightful end of terrace character home offers a perfect blend of period charm and modern convenience, with stunning countryside views and a generous outdoor space.

On the ground floor, the property features a welcoming lounge, ideal for relaxing evenings, and a spacious kitchen/diner complete with a stylish breakfast bar, perfect for family meals or entertaining guests. A separate utility room includes a convenient w/c.

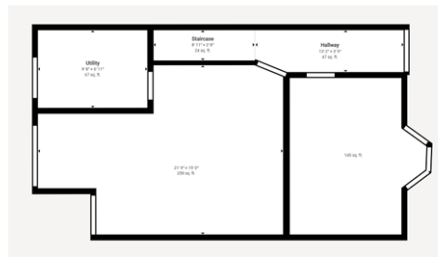
Upstairs, there are three well-proportioned bedrooms and a family bathroom with both a bathtub and a separate shower cubicle, providing flexibility for busy households. A real bonus is the additional attic room, ideal for a home office, hobby space, or extra storage.

Outside, the home boasts a generous garden, offering plenty of room for outdoor living and enjoying the surrounding greenery. Driveway parking for two vehicles adds to the property's appeal, making it ideal for families.

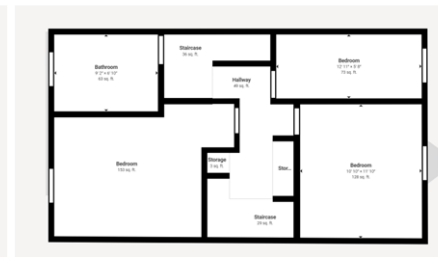
This property combines period features with generous living space and scenic surroundings, offering the ideal family home without sacrificing access to local amenities.



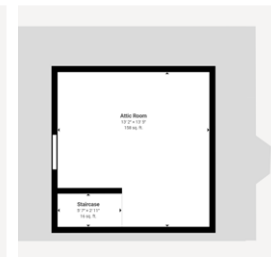
Ground Floor



First Floor



Second Floor



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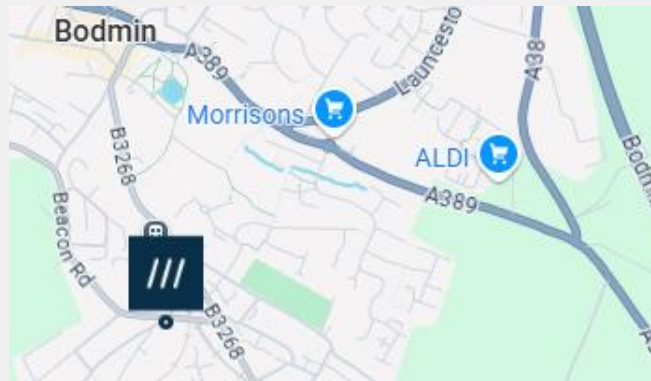
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KEY FEATURES

- Characterful end of terrace property
- Modern kitchen with breakfast bar
- Cosy lounge
- Utility room with w/c
- Three generous bedrooms
- Family bathroom with separate shower
- Additional attic room
- Countryside views
- Generous garden
- Driveway parking for two vehicles

Local Authority – Cornwall Council
Council Band - B
Tenure - Freehold

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SERVICES

HEATING – GAS
WATER – MAINS
SEWERAGE - MAINS

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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