





Bodmin PL31 1JN £195,000









26 Fore Street, Lostwithiel, PL22 OBL 01208 872728

# **5** STATHAM ROAD









**Bodmin PL31 1JN** £195,000



















26 Fore Street, Lostwithiel, PL22 OBL 01208 872728

### 5 STATHAM ROAD

A fantastic opportunity to purchase this extended three-bedroom semi-detached Statham property, ideally situated in a popular residential area of Bodmin. This spacious home has been thoughtfully extended to offer flexible living for modern family life.

Step into a hallway leading into a generous lounge, perfect for family relaxation. The home benefits from a separate dining room, ideal for entertaining or enjoying mealtimes together, with doors opening out onto the rear garden.

The kitchen is fitted with a range of units and worktops, complemented by a separate utility room offering extra space for appliances and storage.

Upstairs, there are three well-proportioned bedrooms, alongside a family bathroom with contemporary fittings.

Outside, the property boasts a large driveway providing off-street parking for multiple vehicles. The enclosed rear garden is laid out for easy maintenance, offering a private outdoor space.

This is a well-presented, move-in-ready family home in a sought-after location — ideal for first-time buyers, families, or those looking to upsize.







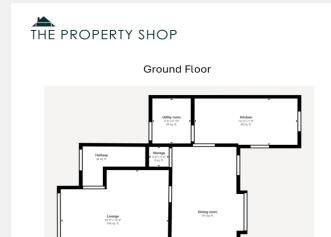


Bodmin PL31 1JN £195,000















## **5** STATHAM ROAD





Bodmin PL31 1JN £195,000



#### **KEY FEATURES**

Kitchen

Dining room

Lounge

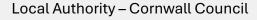
Utility room

Three bedrooms

Family bathroom

**Generous Driveway** 

Enclosed rear garden



Council Band - B

Tenure - Freehold



what3words///value.custom.paint



#### **SERVICES**

**HEATING - GAS** 

WATER - MAINS

SEWERAGE - MAINS

#### **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

