

5 STATHAM ROAD



Bodmin PL31 1JN

£195,000



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

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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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.



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Ground Floor



First Floor



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## KEY FEATURES

Kitchen  
Dining room  
Lounge  
Utility room  
Three bedrooms  
Family bathroom  
Generous Driveway  
Enclosed rear garden

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

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what3words:///value.custom.paint



## 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

  
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