

23 ST MARY'S ROAD



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Bodmin PL31 1NF

£199,950



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

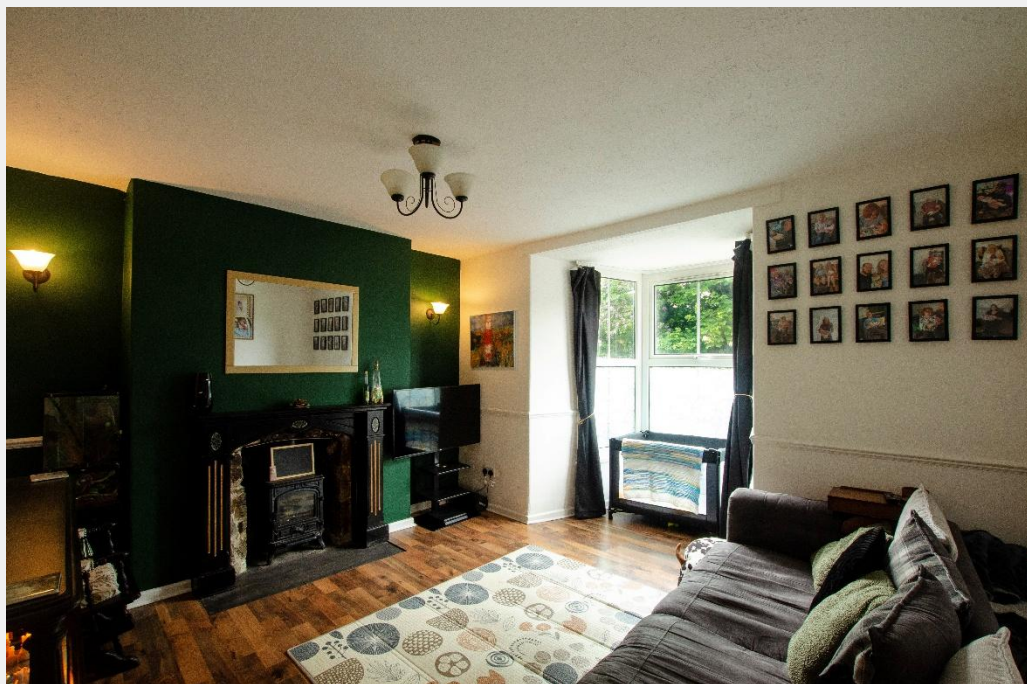

THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

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This charming and tastefully extended three-bedroom terraced property offers spacious and stylish accommodation throughout, making it an ideal home for families, or first-time buyers. Immaculately presented and thoughtfully updated, the home seamlessly blends character with modern comforts.

Upon entering, you are welcomed by a bright and inviting lounge, perfect for relaxing evenings. This flows through to a generous dining room, providing an excellent space for entertaining or family meals. The well-appointed kitchen offers ample storage and workspace, while the addition of a delightful conservatory to the rear creates a versatile area that enjoys views over the garden and is bathed in natural light. Downstairs, the property also features a generous bathroom, with a separate bath as well as a shower cubicle.

Upstairs, the property boasts three bedrooms, including two spacious doubles and a well-proportioned single, ideal for a child's room, guest space, or home office.

Externally, the property continues to impress with a well-maintained rear garden, featuring a stylish pergola that offers the perfect shaded spot for outdoor dining or relaxing during the warmer months.

Situated in a popular and convenient location close to local amenities, schools, and transport links, this delightful home is ready to move into and enjoy.



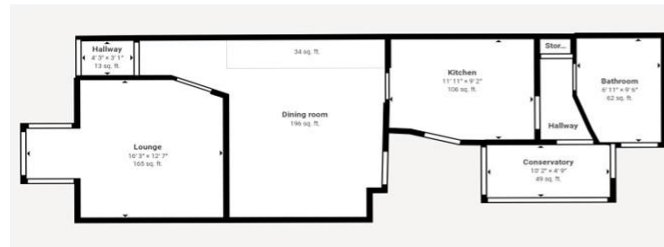
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Ground Floor



First Floor



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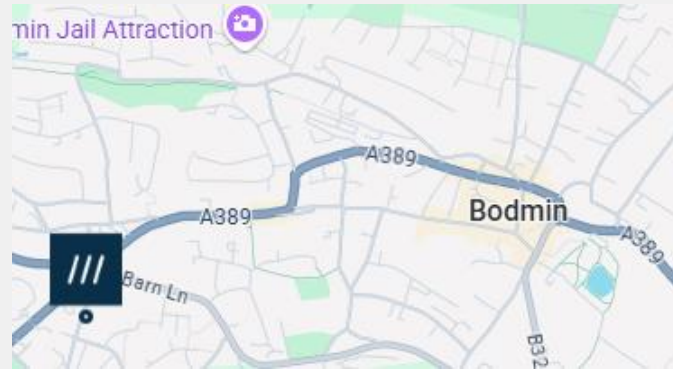
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KEY FEATURES

Kitchen
Lounge
Dining room
Bathroom
Three bedrooms (two doubles)
Conservatory
Generous rear garden with pergola
Spacious accommodation



what3words:///cages.class.lows



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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