

6 ROSSETT GARDENS



3



2



1

Bodmin PL31 2JG

£250,000



£250,000



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

 THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

6 ROSSETT GARDENS



3



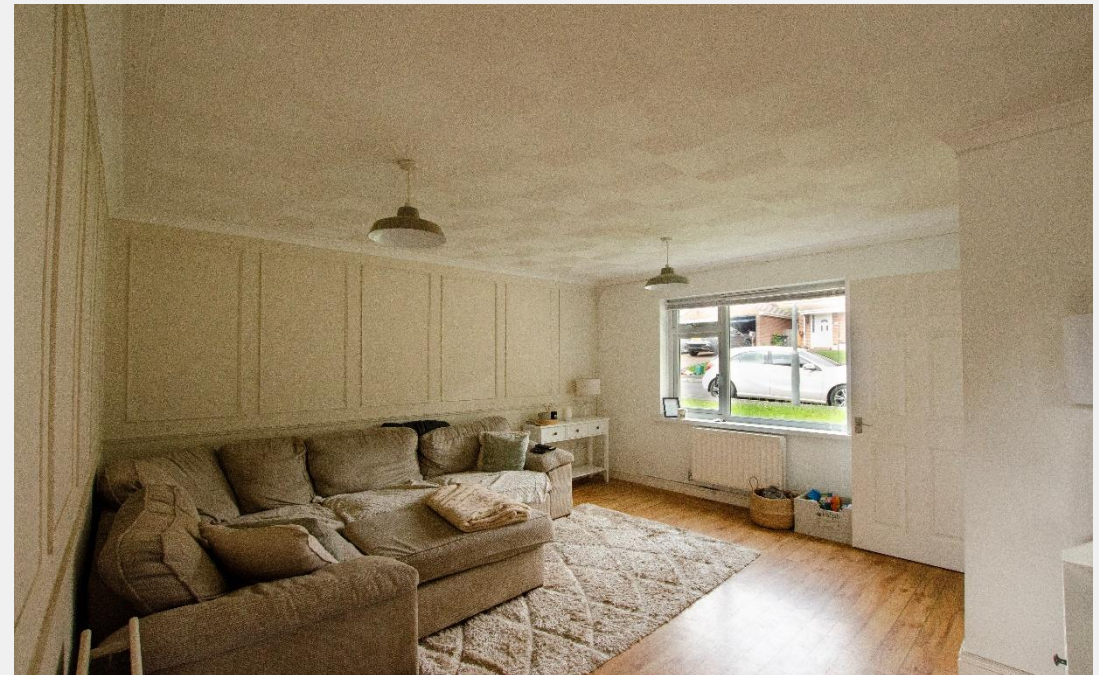
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A fantastic opportunity to purchase this well-presented three-bedroom semi-detached home, ideally located in a popular residential area. Offering spacious accommodation, stylish interior, and excellent outdoor space, this property is perfect for families, first-time buyers, and investors alike.

The property features a bright and welcoming lounge, perfect for relaxing or entertaining. To the rear, a stylish open-plan kitchen diner provides a practical and social space, with direct access to the garden—ideal for alfresco dining or summer gatherings.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a versatile single bedroom, perfect for a child's room, home office, or guest room. A contemporary family bathroom completes the upper level.

Outside, the home boasts a well-maintained rear garden with a decked area, offering a low maintenance yet attractive space for outdoor enjoyment. Three quarters of the garage has been thoughtfully converted into a fully functional gym, providing a convenient fitness solution at home, but would also serve well as a home office separate to the main house.

Further benefits include a private driveway offering off-road parking.



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THE PROPERTY SHOP

Ground Floor



First Floor



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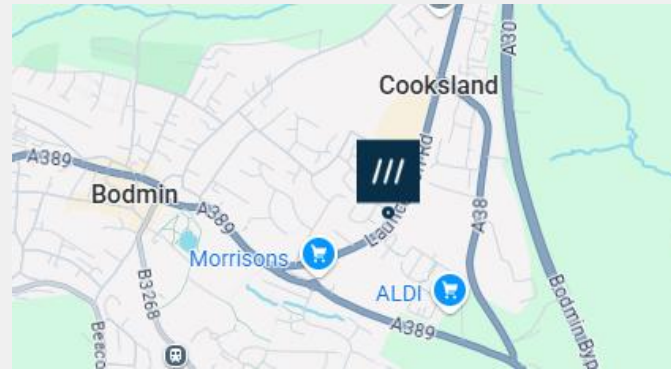


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KEY FEATURES

- Lounge
- Kitchen diner
- Three bedrooms (two doubles)
- Family bathroom
- Generous rear garden
- Decking area
- Garage conversion
- Driveway parking



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SERVICES

- HEATING – GAS
- WATER - MAINS
- SEWERAGE - MAINS

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

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		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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