

12 CHERRY TREE CLOSE



2



1



1

Bodmin, PL31 1QF

£155,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

12 CHERRY TREE CLOSE



2



1



1

Bodmin, PL31 1QF

£155,000



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


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

12 CHERRY TREE CLOSE



Bodmin, PL31 1QF
£155,000



Situated in a popular residential area of Bodmin, this two-bedroom terraced home offers an excellent opportunity for buyers looking for a property with potential. In need of updating throughout, it's ideal for first-time buyers, investors, or anyone keen to take on a project.

The accommodation includes a well-proportioned lounge leading through to a bright conservatory overlooking the rear garden. The kitchen, located at the front of the property, offers scope for redesign and improvement. Upstairs, there are two bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden – ideal for relaxing or entertaining – as well as an allocated parking space.

With good access to local amenities, transport links, and the countryside beyond, this home would suit first-time buyers, investors, or anyone looking for a project in a convenient location.



Ground Floor



First Floor



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



26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728



12 CHERRY TREE CLOSE

KEY FEATURES

- Kitchen
- Lounge
- Conservatory
- Two bedrooms
- Family bathroom
- Enclosed rear garden
- Allocated parking space
- Cul-de-sac location
- Scope for improvement

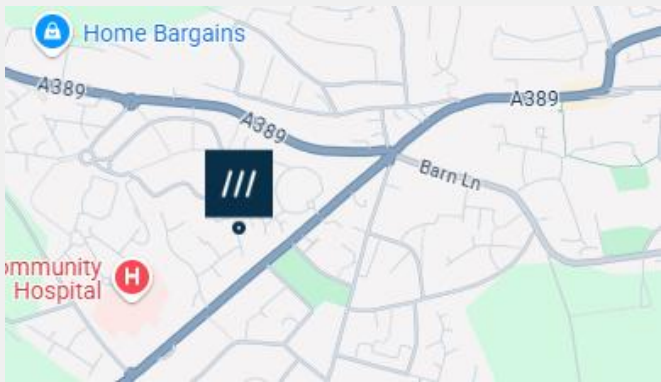
Local Authority – Cornwall Council
Council Band - B
Tenure - Freehold

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

2

1

1



what3words:///invest.scouts.neon



SERVICES

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


THE PROPERTY SHOP

Bodmin, PL31 1QF
£155,000



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 | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728