

38 LOWER BORE STREET



Bodmin, PL31 2JY

Guide Price: £150,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

38 LOWER BORE STREET



2



2



1

Bodmin, PL31 2JY

Guide Price: £150,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

38 LOWER BORE STREET



Bodmin, PL31 2JY
Guide Price: £150,000



Located just a short walk from the town centre, this well-proportioned two-bedroom mid-terrace property offers excellent potential for modernisation. With a traditional layout, flexible living space, and a tiered rear garden, it presents a fantastic opportunity for investors, first-time buyers, or those looking for a renovation project.

The ground floor includes a front-facing living room, a separate dining room with doors opening directly onto a patio area, and a functional kitchen overlooking the garden. A convenient downstairs W/C is also located on this level. The layout flows well and provides a solid foundation for updating and reconfiguring, if desired.

Upstairs, the property offers two spacious double bedrooms, a third bedroom which has been converted into a shower room, and a separate family bathroom. The shower room provides added flexibility and could be retained or reverted to a third bedroom or home office, depending on your needs.

Outside, the dining room leads to a paved patio area that is perfect for seating or entertaining. Beyond this, the garden rises to a top-tier level with ample space for further landscaping, planting, or creating a more structured outdoor area.

Situated in an ideal town centre location, the property benefits from easy access to local shops, amenities, schools, and public transport links, all within walking distance. On-street parking is available directly outside the property.

This home is perfect for buyers looking to add value and create a space tailored to their taste. With strong potential in a central location, this is not one to miss.



THE PROPERTY SHOP

GROUND FLOOR



FIRST FLOOR



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888

THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728



38 LOWER BORE STREET



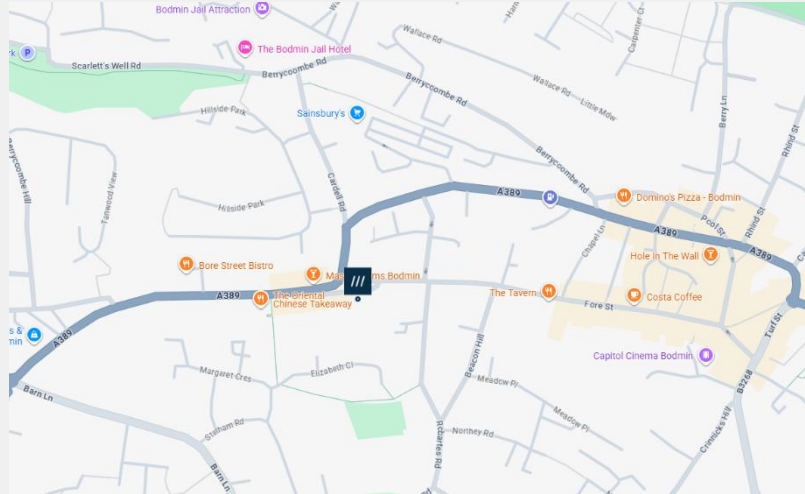
Bodmin, PL31 2JY

Guide Price: £150,000



KEY FEATURES

Two Bedrooms
Living Room
Dining Room
Kitchen
Family Bathroom
Shower Room
Tiered Garden
Patio Area



what3words: ///stays.pasta.goal



LOCAL AUTHORITY: Cornwall Council

COUNCIL BAND: A

TENURE: Freehold

Schools

- Berrycoombe primary school
- Beacon ACE primary academy
- St Mary's catholic primary school
- Bodmin Academy secondary school

Transport link

- A short drive to the A30
- Bodmin parkway station (5km)
- Local Bus Stops

SERVICES:

Heating – Gas Central Heating

Water – Mains

Sewerage – Mains

5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728

38 LOWER BORE STREET



2



2



1

Bodmin, PL31 2JY

Guide Price: £150,000



5 Trafalgar Square, Fowey,
PL23 1AZ
01726 217 888


THE PROPERTY SHOP

26 Fore Street, Lostwithiel,
PL22 0BL
01208 872728