

2A CRABTREE LANE, BODMIN, PL31 1BJ



An older style three bedroom detached bungalow offering scope for improvement and refurbishment, set within a popular residential area on the southern fringes of the town.

Accommodation Comprises:- Hallway, kitchen, open plan lounge/diner, three bedrooms, bathroom, gas fired central heating, double glazing (Where stated), garage (Currently used as a store room and utility), driveway parking for at least two cars, lawn garden to the front, enclosed rear garden laid to chippings, two dilapidated sheds and a pigeon loft.

£250,000

SITUATION

The property lies about half a mile or so from the town centre and enjoys countryside views to the south. Bodmin offers an extensive range of shopping facilities and services, including the nearby leisure centre which includes a public swimming pool. The town caters for both Primary and Secondary levels of schooling. The main A30 and A38 trunk roads are close to hand, which provide excellent links to the rest of the county. Alternatively, there is a mainline train station at Bodmin Parkway which is located a few miles outside of the town.

ACCOMMODATION (All sizes approximate):-

Entrance

uPVC double glazed front entrance door opening into:-

Hallway

Radiator. Access to loft space. Built-in cupboard. Doors leading off.

Kitchen

7' 10" x 7' 8" (2.40m x 2.33m) Matching range of wall, base and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Belling electric double oven with inset four ring hob above and extractor over. Part tiled walls. Tiled floor. Radiator. Concealed electric consumer unit. uPVC double glazed window to rear elevation. uPVC double glazed door to rear garden. Multi-pane door into:-

Open Plan Lounge/Diner (L-Shape)



Lounge

15' 11" x 9' 11" (4.84m x 3.01m) uPVC double glazed window to front elevation. Secondary glazed window to side elevation. Radiator. Telephone points. Feature fireplace with electric coal effect fire. Gas connection point. Opening into:-

Dining Area

9' 9" x 9' 5" (2.98m x 2.87m) uPVC sliding patio doors to rear garden. Radiator.

Bedroom One

11' 10" x 9' 6" (3.60m x 2.89m) uPVC double glazed window to front elevation. Radiator.

Bedroom Two

10' 11" x 9' 1" (3.32m x 2.76m) uPVC double glazed window to rear elevation. Radiator.

Bedroom Three

11' 9" x 7' 2" (3.59m x 2.19m) uPVC double glazed window to side elevation. Radiator. Fitted double wardrobe with shelving.

Bathroom

7' 10" x 4' 11" (2.40m x 1.49m) White suite comprising:- Panelled bath with shower over, low level W.C and pedestal wash hand basin. Fully tiled walls and floor. Chrome heated towel rail. Wall mounted hair dryer with integrated shaver point. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

To the front of the property is a sloping concrete driveway and a south facing lawn garden with various trees and bushes. A pathway leads to the front door and there are pedestrian gates to either side of the property. The rear garden offers a good degree of privacy and is predominantly laid to chippings, which is accessed via steps from the rear pathway. Adjoining the side of the property is a secluded seating area laid to chippings with a wooden pergola and a weatherproof electrical socket. Located at the top end of the garden are two dilapidated timber sheds and a pigeon loft.

Garage

Currently divided into:-

Store Room

9' 2" x 8' 10" (2.80m x 2.68m) Metal up and over garage door to front. 'Ideal' gas fired central heating boiler. Light and power. Workbench and shelving. Louvered door to:-



Utility Room

9' 2" x 8' 1" (2.80m x 2.46m) Space and plumbing for washing machine. Range of wall units. Granite effect rolled edge worktop with space for additional appliances underneath. Light and power. Fitted shelved unit. Obscure uPVC double glazed window to rear elevation. Door to rear garden.

ENERGY RATING

Band E(52).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading towards Bodmin town centre on Lostwithiel Road (B3268), turn left onto Beacon Road and continue over the bridge. Take the next turning on the left and then keep right where the road splits onto Crabtree Lane. The property is located shortly after on the right-hand side.



KITCHEN



BEDROOM TWO



DINING AREA



BEDROOM THREE



LOUNGE



BATHROOM



BEDROOM ONE



REAR ELEVATION



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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