

14 BERRYCOOMBE ROAD, BODMIN, PL31 2NS



A substantial four bedroom semi-detached late Victorian home, boasting an elevated position which lies within easy reach of local amenities and the town centre.

Accommodation Comprises:- Entrance hall, lounge, reception room, dining room, kitchen, utility room, cloakroom, landing, four bedrooms, bathroom, double glazing (Where stated), gas fired central heating, garage, low maintenance frontage with paved sun terrace, large rear patio area and a sloping elevated lawn garden.

£295,000

SITUATION

'Berrycoombe Road' lies just a short distance north of the town centre and convenient to local amenities. Bodmin offers an extensive range of shopping facilities and services, including a leisure centre on the outskirts of the town and an 18 hole golf course at nearby Lanhydrock.

The A30 and A38 trunk roads are close to hand, providing excellent links to the rest of the county. Alternatively, Bodmin Parkway mainline train station is located just a few miles outside of the town.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Covered Entrance

Glazed roof. Obscure uPVC double glazed front entrance door opening into:-

Entrance Hall

Original decorative tiled floor. Turning staircase to first floor. Door to dining room. Door into:-

Lounge

17' 7" into bay x 12' 2" (5.36m x 3.71m) (Maximum) uPVC double glazed bay window to front elevation. Pine floor. TV aerial and telephone points. Radiator. Natural stone open fireplace with slate hearth. Feature exposed stone wall. Wide opening into:-

Reception Room

10' 4" x 7' 11" (3.16m x 2.41m) uPVC double glazed sliding patio door opening to the rear patio area. Radiator.

Dining Room

17' 3" into bay x 10' 8" (5.27m x 3.26m) (Maximum) uPVC double glazed bay window to front elevation. Radiator. Telephone point. Built-in under stairs cupboard. Step and door into:-

Kitchen

9' 8" x 8' 8" (2.95m x 2.65m) Matching range of cream shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Space for a free-standing cooker with extractor over. Space for under-counter fridge. Part tiled walls. Radiator. Double glazed window to rear elevation. Doorway to:-

Utility Room

10' 4" x 7' 2" (3.16m x 2.18m) (Maximum) Fitted worktops and wall units. Space and plumbing for washing machine. Space for tumble dryer. Space for a free-standing fridge/freezer. uPVC double glazed window to rear elevation. Obscure uPVC double glazed door to the rear patio area. Door to:-

Cloakroom

Low level W.C and wash hand basin with tiled splashback. Radiator. Obscure uPVC double glazed window to rear elevation.

FIRST FLOOR

Landing

Radiator. Original stained glass sash window to front elevation. Fitted cupboard with shelving. Electric meter and consumer unit. Two separate loft hatches. Doors to all bedrooms and bathroom.

Bedroom One

17' 2" into bay x 12' 1" (5.22m x 3.68m) uPVC double glazed bay window to front elevation. Radiator. Ornamental fireplace. Built-in double wardrobe.

Bedroom Two

13' 4" x 8' 2" (4.07m x 2.49m) uPVC double glazed window to front elevation. Radiator. TV aerial point.

Bedroom Three

10' 5" x 8' 3" (3.17m x 2.51m) (Plus door recess) uPVC double glazed window to rear elevation. Radiator.

Bedroom Four

9' 8" x 6' 8" (2.94m x 2.02m) uPVC double glazed window to rear elevation. Radiator. Built-in airing cupboard.



Bathroom

10' 11" x 7' 5" (3.33m x 2.26m) (Maximum) White suite comprising:- Roll top bath, low level W.C and pedestal wash hand basin. Separate large corner shower cubicle with mains fed shower and tiled surround. Chrome heated towel rail. Tiled floor. Cupboard housing a Baxi gas fired combination boiler. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

The property is approached to the front via a pedestrian gate and steps leading up to a paved sun terrace. A pathway leads to the side of the property and a further pedestrian gate opens to the rear. A large patio area spans the full width of the property with steps rising to a generous lawn garden which levels off towards the northern boundary.

Garage

14' 10" x 10' 11" (4.51m x 3.34m) Located underneath part of the front garden. Up and over door to front.

ENERGY RATING

D(61).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading into the centre of Bodmin from Turf Street, take the first exit at the roundabout onto Dennison Road. Continue to the next mini-roundabout and take the second exit onto Berrycoombe Road. Continue until the property is identified on the right-hand side.



LOUNGE



BEDROOM ONE



RECEPTION ROOM



BEDROOM TWO



DINING ROOM



BEDROOM THREE



KITCHEN



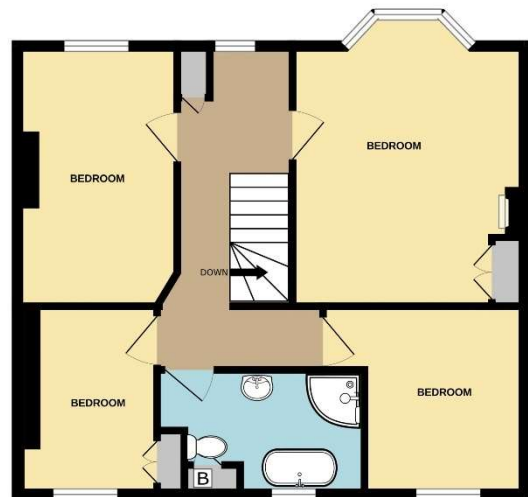
BEDROOM FOUR



FRONT ELEVATION AND OVERVIEW OF REAR GARDEN

GROUND FLOOR

1ST FLOOR



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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