

ORCHARD VIEW, LOWER CARBLAKE, CARDINHAM, BODMIN, PL30 4BX



An attractive two bedroom semi-detached cottage with no ongoing chain, boasting a tucked away location on the outskirts of Bodmin.

Accommodation Comprises:- Entrance porch, kitchen, lounge/diner, landing, two double bedrooms, shower room, double glazing, electric heating, outside store, rear courtyard garden and adjoining yard with ample parking.

£215,000

SITUATION

The property occupies a semi-rural position just off the A30 on the eastern fringes of Bodmin and a short distance from the villages of Cardinham and Millpool. 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 trunk road provides excellent links to the rest of the county. Alternatively, there is a mainline train station at Bodmin Parkway.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

uPVC double glazed front entrance door opening into:-

Entrance Porch

uPVC double glazed windows. Slate floor. uPVC double glazed door opening into:-

Kitchen

11' 7" x 10' 2" (3.54m x 3.10m) Modern range of cream shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Built-in single electric oven with inset four ring hob above and stainless steel extractor over. Integrated fridge and freezer. Space and plumbing for dishwasher. Space for tumble dryer. Part tiled walls. Electric heater. Built-in cupboard housing the hot water storage cylinder. Part glazed double doors opening into:-

Lounge/Diner

22' 7" x 10' 10" (6.88m x 3.30m) Fireplace with fitted solid fuel burning stove. Two uPVC double glazed windows to front elevation. TV aerial and telephone points. Electric heater. Under stairs cupboard. Staircase rising to:-

FIRST FLOOR

Landing

Electric heater. Doors to bedrooms and shower room. uPVC double glazed door to outside.

Bedroom One

11' 9" x 11' 7" (3.58m x 3.54m) uPVC double glazed windows to front, side and rear elevations. Electric heater.

Bedroom Two

10' 8" x 7' 7" (3.26m x 2.31m) Two double glazed Velux roof windows. Electric heater.

Shower Room

12' 7" x 4' 7" (3.84m x 1.39m) Modern suite comprising:- Shower cubicle with electric shower unit and tiled surround, white low level W.C and vanity wash hand basin. Fully tiled walls. Chrome electric heated towel rail. Extractor fan. uPVC double glazed window to front elevation.

OUTSIDE

To the rear of the property is an open courtyard garden and adjoining yard with ample parking.



Store

13' 3" x 13' 2" (4.05m x 4.02m) Stone built. Personal door to front. uPVC double glazed window. Light and power connected.

ENERGY RATING

E(47).

SERVICES

Mains electricity and water. Private drainage (Shared septic tank).

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Heading east from Bodmin on the A30, go past Four Winds garage and leave the A30 at the next exit (Signposted for Blisland and Cardinham). Take the next turning on the right towards Millpool. At the T-junction turn left and then rejoin the A30 heading west towards Bodmin. After approximately half a mile turn left (Almost directly opposite Four Winds garage) and then follow the lane until you reach the cottage on the right-hand side.



KITCHEN



BEDROOM ONE



DINING AREA



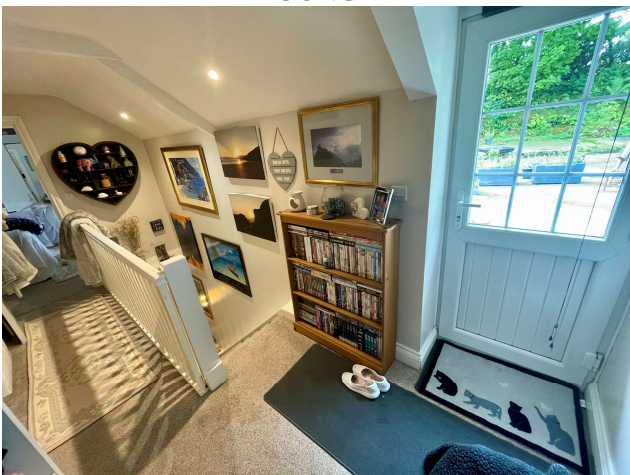
BEDROOM TWO



LOUNGE



SHOWER ROOM

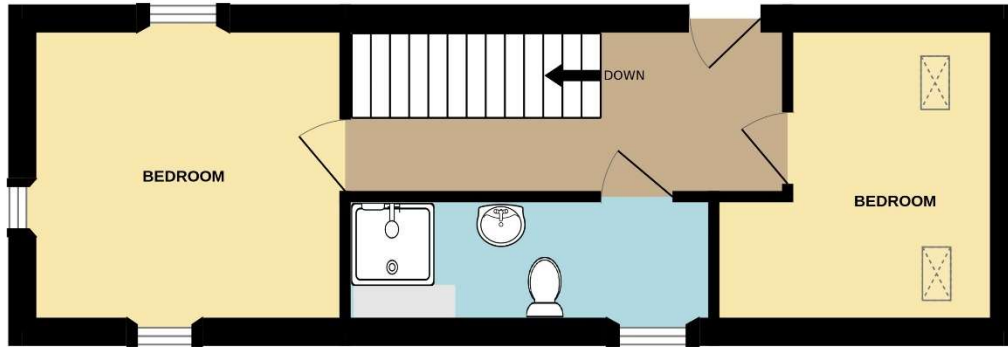


LANDING



COURTYARD GARDEN

1ST FLOOR



GROUND 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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