

## **44 TANNERS ROAD, BODMIN, PL31 2UW**



**A superbly appointed three bedroom semi-detached house, set within a modern development by Persimmon Homes on the eastern fringes of the town with glorious views to the south.**

**Accommodation Comprises;- Entrance hall, cloakroom, lounge, kitchen/diner, landing, three bedrooms (Master with en-suite shower room), family bathroom, uPVC double glazing, gas fired central heating, driveway parking for two cars, enclosed rear garden and timber shed.**

# **£250,000**

## SITUATION

The property lies about a mile or so from the town centre and within a reasonable walking distance of several supermarkets. Bodmin offers an extensive range of shopping facilities and services, including a nearby leisure centre which includes a public swimming pool. The town caters for both Primary and Secondary level schooling. The main A30 and A38 trunk roads are close to hand, providing excellent links to the rest of the county. Alternatively, there is a mainline train station at Bodmin Parkway just a few miles outside of the town.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Composite front entrance door opening into:-

#### Entrance Hall

Radiator. Wall mounted box containing the electric consumer unit. Stairs rising to first floor. Door to lounge. Door to:-

#### Cloakroom

5' 7" x 2' 11" (1.70m x 0.89m) White low level W.C and pedestal wash hand basin with splashback. Radiator. Obscure uPVC double glazed window to front elevation.

#### Lounge

14' 4" x 12' 1" (4.38m x 3.68m) uPVC double glazed window to front elevation. Radiator. Built-in under stairs cupboard. TV aerial and telephone points. Door into:-

#### Kitchen/Diner

15' 3" x 8' 10" (4.66m x 2.70m) Featuring a modern range of wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in single fan assisted electric oven with inset four ring hob above and stainless steel extractor over. Space and plumbing for a washing machine and dishwasher. Space for fridge/freezer. Wall unit housing an Ideal Logic gas fired central heating boiler. Radiator. uPVC double glazed window to rear elevation. uPVC double glazed french doors opening to the rear garden.

### FIRST FLOOR

#### Landing

Access to loft space (Fully insulated, part boarded and fitted loft ladder). Built-in cupboard. Doors to all bedrooms and family bathroom.

#### Bedroom One

12' 1" x 9' 6" (3.68m x 2.90m) (Maximum) uPVC double glazed window to front elevation with far reaching countryside views. Radiator. Built-in cupboard. Door to:-

#### En-Suite Shower Room

6' 4" x 5' 3" (1.93m x 1.60m) Single shower cubicle with Mira shower. White low level W.C and pedestal wash hand basin. Radiator. Extractor fan. Part tiled walls. Obscure uPVC double glazed window to front elevation.

#### Bedroom Two

8' 10" x 7' 7" (2.70m x 2.32m) uPVC double glazed window to rear elevation. Radiator.

#### Bedroom Three

7' 8" x 6' 2" (2.33m x 1.88m) uPVC double glazed window to rear elevation. Radiator.

#### Family Bathroom

5' 11" x 5' 7" (1.81m x 1.70m) White suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Obscure uPVC double glazed window to side elevation.



REAR GARDEN



REAR ELEVATION

### OUTSIDE

To the front of the property is a tarmac driveway with side-by-side parking for two cars and a small garden frontage. There is a pathway at the side of the property and a pedestrian gate to access the rear. The enclosed rear garden is designed for ease of maintenance, featuring a paved patio and steps leading up to the main garden, laid with Artificial Grass and a further patio area. The property also boasts external lighting and a timber shed.

### AGENTS NOTE

A yearly service charge (Currently £256) is payable to the management company for the upkeep of the communal areas on the development and the house is being sold with the remainder of the NHBC warranty.

### ENERGY RATING

B (83).

### COUNCIL TAX

Cornwall Council. Tax Band 'B'.

### DIRECTIONS

Heading into the centre of Bodmin from Turf Street, take the second exit at the roundabout onto Priory Road and continue to the next roundabout. Take the second exit onto the A389 and then take the second exit at the mini-roundabout. Continue along this road and take the next left-hand turning. Go past the entrance to Aldi and then turn left into the estate. Turn right and follow the road up and around to the left until the property is identified on the right-hand side.





**LOUNGE**



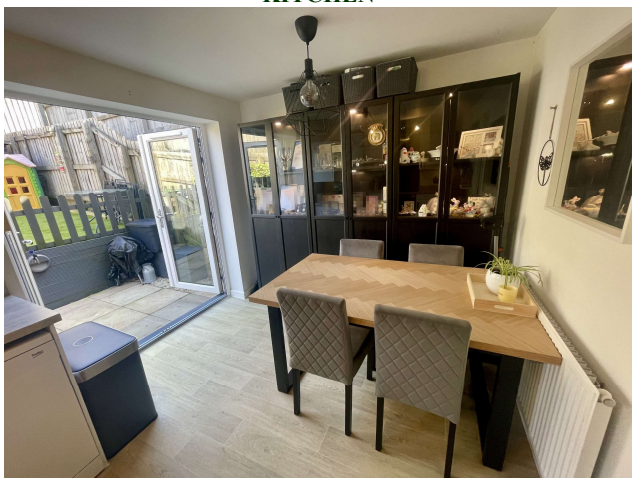
**EN-SUITE SHOWER ROOM**



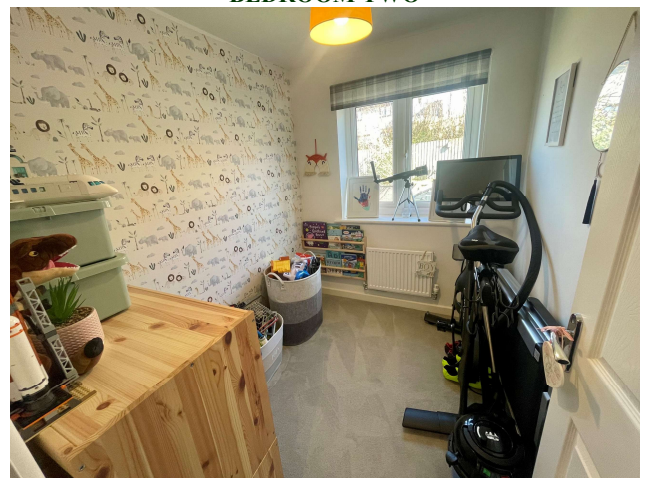
**KITCHEN**



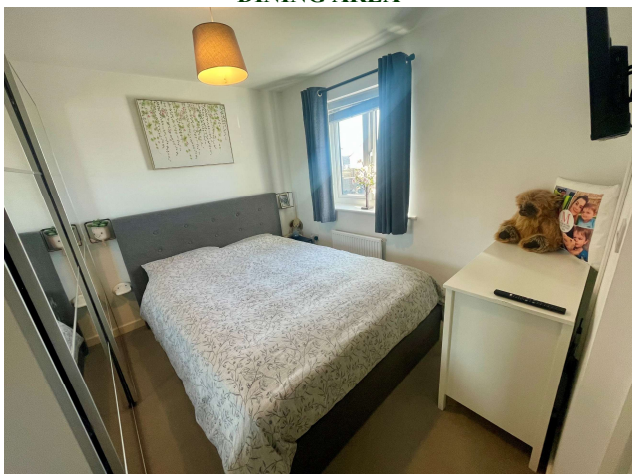
**BEDROOM TWO**



**DINING AREA**



**BEDROOM THREE**

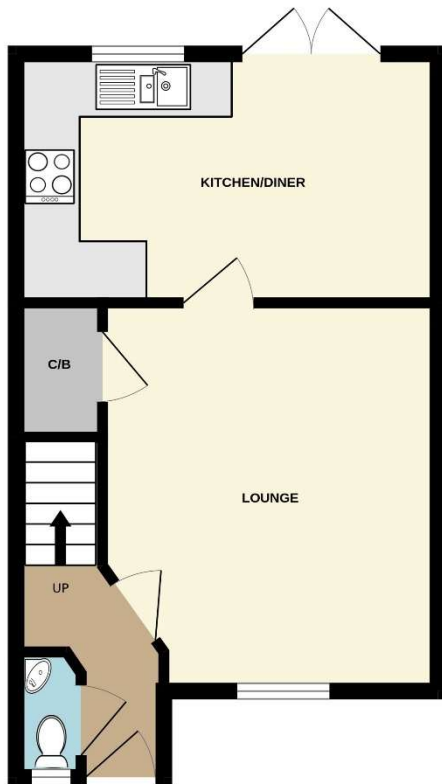


**BEDROOM ONE**

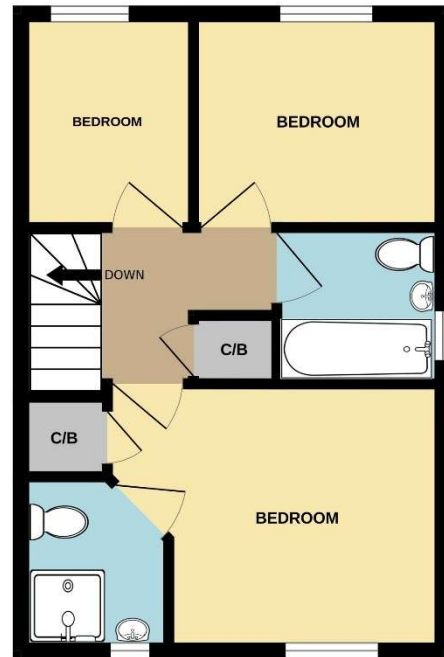


**FAMILY BATHROOM**

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)

## Members of the NAEA



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