

10B CHURCH PARK, BODMIN, PL31 2BU



A modern one bedroom detached bungalow with no ongoing chain, tucked away at the far end of a cul-de-sac development on the eastern side of the town with easy access to local amenities and the town centre.

Accommodation Comprises:- Living room, kitchen, double bedroom, bathroom, uPVC double glazing, gas fired central heating, off-road parking, enclosed garden to the side and rear.

£150,000

SITUATION

The property lies within a small cul-de-sac development just east of the town centre and a short walk from the Lidl supermarket. Bodmin offers an extensive range of shopping facilities and services, including a nearby leisure centre with an indoor swimming pool. 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, located just a few miles away.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part glazed front entrance door opening into:-

Living Room

11' 7" x 10' 1" (3.53m x 3.08m) uPVC double glazed windows to front and side elevations. Radiator. TV aerial and telephone points. Laminate floor. Doors to bedroom and bathroom. Access to loft space (With fold down ladder, insulated, majority boarded, light connected and a Worcester gas fired combination boiler). Part glazed door into:-

Kitchen

14' 0" x 7' 1" (4.27m x 2.17m) Comprehensive range of shaker style wall, base and drawer units with rolled edge worktops. Inset sink and drainer with mixer tap. Built-in single electric oven with four ring gas hob above and extractor over. Integrated fridge/freezer, washing machine and dishwasher. Radiator. Laminate floor. uPVC double glazed window to side elevation.

Bedroom

10' 0" x 8' 6" (3.05m x 2.58m) uPVC double glazed window to side elevation. Fitted wardrobes, bedside drawers and overhead cupboards. Radiator. Laminate floor. TV aerial point. uPVC double glazed door to garden.

Bathroom

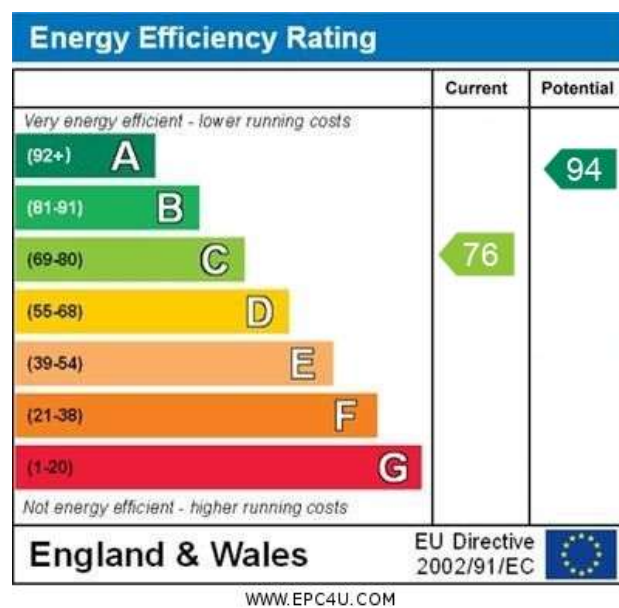
7' 7" x 5' 5" (2.32m x 1.66m) Modern white suite comprising:- Panelled bath with mixer shower, low level W.C and vanity wash hand basin. Fully tiled walls. Laminate floor. Chrome heated towel rail. Extractor fan. Obscure uPVC double glazed window to side elevation.



OUTSIDE

To the front of the property is a tarmac parking area for one car. A pedestrian gate opens to an enclosed garden with an abundance of shrubs/plants and a small decking area. The garden also includes a large timber shed/workshop.

ENERGY RATING



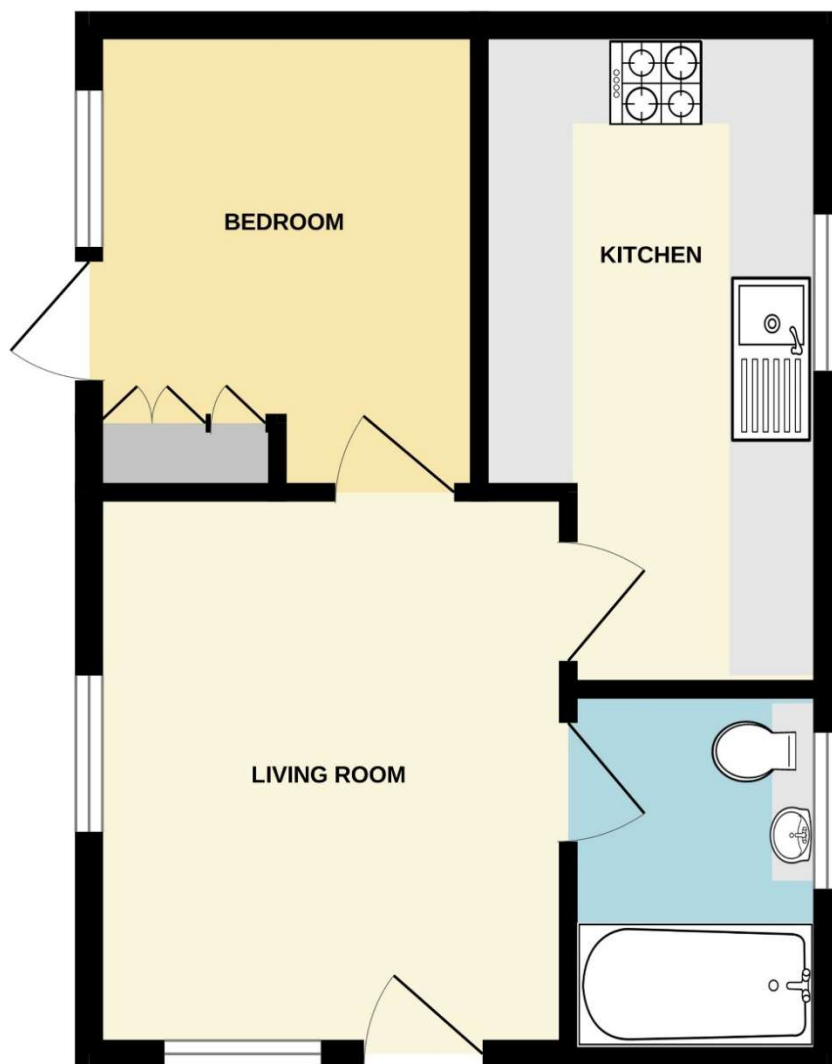
COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Heading into the centre of Bodmin from Turf Street, take the second exit at the roundabout onto Priory Road. Turn left after the church onto Pound Lane and continue for a short distance before turning right onto Church Park. The property is situated at the far end of the cul-de-sac on the left-hand side and is accessed via a private driveway.





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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