



**Bodmin Road, St. Austell PL25 5AF**



**welcome to**

**Bodmin Road, St. Austell**

This stunning double fronted period property showcases original character features and commands breathtaking rural views across Gover Valley and the railway viaduct.



**Lounge**

14' 1" x 12' 2" ( 4.29m x 3.71m )

**Study**

7' 3" x 6' 8" ( 2.21m x 2.03m )

**Dining Room**

13' 7" x 11' 4" ( 4.14m x 3.45m )

**Kitchen**

13' 7" x 9' 10" ( 4.14m x 3.00m )

**Utility Room**

12' 1" x 6' 11" ( 3.68m x 2.11m )

**Wc****Bedroom One**

14' 2" x 10' 10" ( 4.32m x 3.30m )

**Bedroom Two**

14' 2" x 10' 7" ( 4.32m x 3.23m )

**Bedroom Three**

10' 8" x 7' 9" ( 3.25m x 2.36m )

**Bathroom**

12' 2" x 6' 9" ( 3.71m x 2.06m )



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welcome to

## Bodmin Road, St. Austell

- BEAUTIFULLY PRESENTED
- PERIOD FEATURES THROUGHOUT
- UTILITY ROOM & STUDY
- THREE BEDROOMS
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SAS105798 - 0002

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