

1 8 T A N N E R S R O A D

B O D M I N





Bodmin

Guide Price

£185,000


Tanners Road, Bodmin



18 Tanners Road, Bodmin

FOR SALE

PROPERTY TYPE

 Terraced


BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 B

- TWO BEDROOMS
- MODERN OPEN PLAN LIVING/ KITCHEN AND DINING ROOM
- DOWNSTAIRS W/C

- FAMILY BATHROOM
- LOW MAINTENACE GARDEN
- ALLOCATED PARKING





18 Tanners Road

Welcome to 18 Tanners Road, a beautifully presented and fully move-in ready two-bedroom mid-terrace property, offered to the market with no onward chain. Perfectly suited to first-time buyers, downsizers, or investors, this stylish home provides modern, low-maintenance living throughout.

The ground floor features a bright and spacious open-plan living, dining, and kitchen area, thoughtfully designed to create a versatile space ideal for both relaxing and entertaining. The contemporary kitchen flows seamlessly into the living space, while a convenient downstairs WC adds everyday practicality.

Upstairs, you will find two generous double bedrooms, both offering ample space for bedroom furniture and storage. The modern family bathroom is finished to a high standard, featuring sleek fittings and a fresh, neutral décor.

Immaculately maintained and ready for immediate occupation, this attractive home combines comfort, style, and convenience, making it perfectly suited to buyers looking to move quickly and enjoy a seamless transition into their new home.





Outside, the property enjoys a low-maintenance rear garden, providing a private space to unwind without the hassle of extensive upkeep. Additionally, the home benefits from allocated parking, ensuring convenience for residents and visitors alike.

Situated in a popular and well-connected residential area, 18 Tanners Road is close to a range of local amenities, transport links, and open green spaces, making it a perfect choice for comfortable and modern living.

Maintenance Charge - £260.48 per year

This is a standard site maintenance fee payable, which covers grass cutting, upkeep of the park, and maintenance of communal areas.



Schools: Berrycombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

Transport Links: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby

Viewing: Strictly by appointment.

Directions: Sat Nav PL31 2UW

What3Words: [///ranked.promoting.lift](https://www.what3words.com/#!/ranked.promoting.lift)

Local authority: Cornwall Council

Council Band: B

Tenure: Freehold

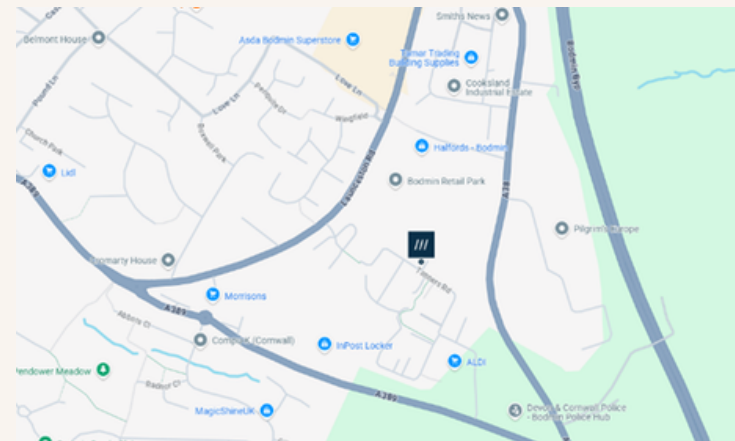
Services:

Heating – Gas Central Heating

Electric – Mains

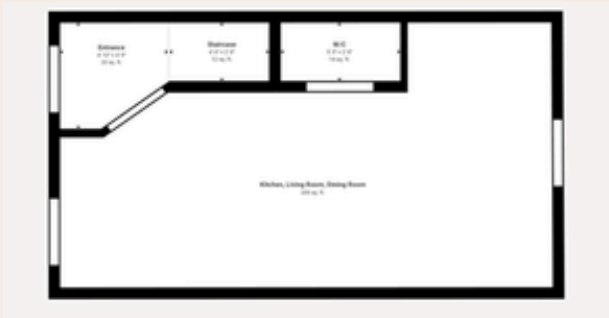
Water - Mains

Drainage – Mains



VIEW PROPERTY ONLINE

GROUND FLOOR



FIRST FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
Tel: 01208 872728

Bodmin Office
46-48 Fore Street, Bodmin
PL31 2HL
Tel: 01208 74182