

9 D Y M O N D C O U R T

B O D M I N



THE PROPERTY SHOP



Bodmin
£275,000
GUIDE PRICE

Dymond Court, Bodmin, PL31 2FP



FOR SALE

PROPERTY TYPE

 End of Terrace


BEDROOMS

 4

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

 B

- FOUR WELL PROPORTIONED BEDROOMS
- MODERN KITCHEN/DINING ROOM
- LIVING ROOM
- DOWNSTAIRS W/C
- MASTER BEDROOM BENEFITS FROM AN EN-SUITE
- FAMILY BATHROOM
- OFFICE SPACE
- GENEROUS REAR GARDEN AND PATIO
- TWO ALLOCATED PARKING SPACES





9 Dymond Court

This well presented three-storey, four-bedroom end-of-terrace home offers a perfect blend of space, flexibility, and comfort – ideal for growing families or those working from home.

Upon entering the property, you're welcomed into a bright entrance hallway leading to a versatile space able to serve as an office or occasional bedroom, a convenient downstairs W/C, and a spacious kitchen/diner fitted with modern units and space for family dining.

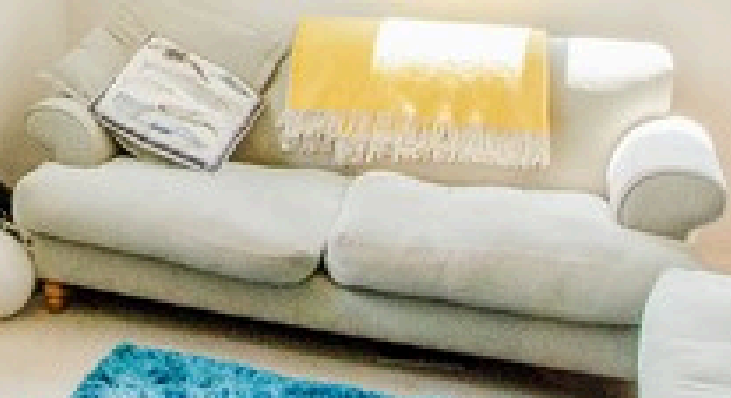
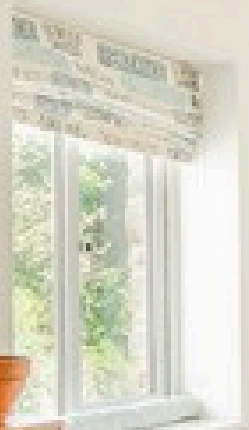
The first floor boasts a master bedroom complete with a contemporary en-suite shower room, and a well-proportioned lounge, creating a peaceful retreat for relaxing or entertaining.

The second floor offers three further well-proportioned bedrooms, all served by a stylish family bathroom.

To the rear, you'll find a generous and enclosed garden, complete with a patio area for outdoor dining and a raised decking area ideal for entertaining or relaxing in the sun.

The property also benefits from two allocated parking spaces, providing ease and convenience for everyday life. Located in a popular and peaceful residential area with access to local amenities, schools, and transport links, this home offers superb value for families seeking space, comfort, and versatility.

The property is on a 1000-year lease with 991 years remaining. The maintenance charge is payable at £42 per month, this also includes house insurance.



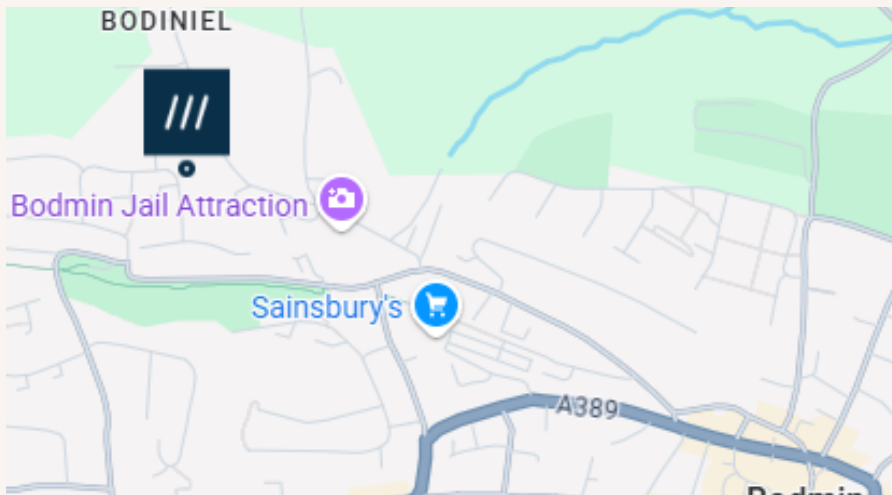






A FANTASTIC OPPORTUNITY

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Viewing: Strictly by appointment.

Directions: Sat Nav: PL31 2FP

Schools: Berrycoombe 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

What3Words: ///scar.always.cuts

Council Tax Band: C

Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains

VIEW PROPERTY ONLINE

GROUND 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.

FIRST FLOOR



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SECOND FLOOR



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TO FIND OUT MORE

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