

7 KESTELL PARC, BODMIN, PL31 1HP



An immaculately presented three bedroom mid-terrace townhouse with spacious accommodation arranged over three floors and glorious countryside views, set within a popular modern development on the southern outskirts of the town.

Accommodation Comprises:- Entrance hall, cloakroom, open plan kitchen/diner, lounge, landing, family bathroom, three double bedrooms, en-suite shower room, gas fired central heating, uPVC double glazing, enclosed south facing patio garden and off-road parking for two cars.

£245,000

SITUATION

'Kestell Parc' boasts a favourable position within this modern development of homes, approximately one mile south of the town centre. Bodmin offers an extensive range of shopping facilities and services, including the nearby leisure centre which includes a public swimming pool. The town caters for both Primary and Secondary level of 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 located just a few miles from the town.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Front entrance door opening into:-

Entrance Hall

Radiator. Turning staircase to first floor. Door to kitchen/diner. Door to:-

Cloakroom

4' 10" x 2' 10" (1.47m x 0.86m) White low level W.C and pedestal wash hand basin with tiled splashback. Tiled floor. Chrome heated towel rail. Telephone point. Obscure uPVC double glazed window to front elevation.



Open Plan Kitchen/Diner

18' 1" x 9' 10" (5.51m x 3m) narrowing to 6' 7" (2m)

Kitchen

Featuring a stylish 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 electric oven with microwave oven above. Inset four ring electric induction hob. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. Cupboard housing a Worcester gas fired system boiler. Part tiled walls. Radiator. uPVC double glazed window to front elevation.

Dining Area

Radiator. Deep built-in under stairs cupboard enclosing the electricity meter and consumer unit. Wide opening to:-

Lounge

13' 3" x 10' 5" (4.05m x 3.17m) Feature fireplace with gas connection point. Radiator. Two sets of uPVC double glazed french doors opening to the rear patio garden.

FIRST FLOOR

Landing

Radiator. Turning staircase to second floor. Doors to two bedrooms and family bathroom.

Bedroom Two

13' 3" x 10' 11" (4.04m x 3.34m) Two uPVC double glazed windows to rear elevation with far reaching views. Two radiators.

Bedroom Three

13' 4" x 12' 6" (4.07m x 3.81m) (L-shape maximum) Two uPVC double glazed windows to front elevation. Two radiators.

Family Bathroom

6' 5" x 5' 10" (1.95m x 1.79m) Modern white suite comprising:- Panelled bath with shower over and bi-fold screen, low level W.C and wash hand basin. Part tiled walls. Extractor fan. Shaver socket. Chrome heated towel rail.

SECOND FLOOR

Small Landing

Door into:-

Bedroom One

21' 4" x 9' 10" (6.51m x 2.99m) (Maximum) Dual aspect room with uPVC double glazed windows to front and rear elevation with far reaching views. Two radiators. Built-in airing cupboard enclosing a hot water storage cylinder. Fitted double wardrobe with sliding doors. Built-in shelved cupboard. Access to loft space. Door into:-

En-Suite Shower Room

9' 10" x 4' 11" (2.99m x 1.49m) Modern white suite comprising:- Double shower cubicle with tiled surround, low level W.C and pedestal wash hand basin. Part tiled walls. Extractor fan. Shaver socket. Heated towel rail. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

To the rear is a low maintenance south facing patio garden on two levels with a back gate and pathway leading to the allocated parking area for two cars.

ENERGY RATING

C(78)

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading towards Bodmin on the B3268, go past Bodmin College and take the 1st exit at the mini-roundabout onto College Lane. Follow the road around to the right and then turn left onto Helman Tor View. Go straight on at the mini roundabout and turn left at the next one. Shortly after you will see the turning for Kestell Parc on the right. Follow the road and the property is located on the left-hand side of the large green.



LOUNGE



VIEW FROM SECOND FLOOR



DINING AREA



BEDROOM TWO



KITCHEN



BEDROOM THREE



BEDROOM ONE



FAMILY BATHROOM

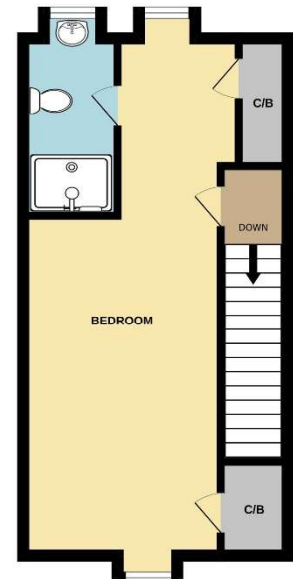
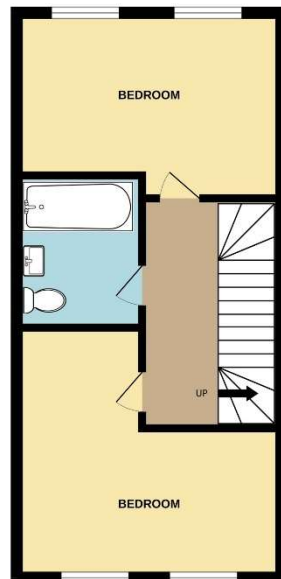
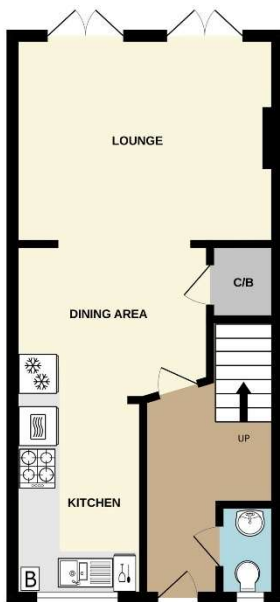


SOUTH FACING PATIO GARDEN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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