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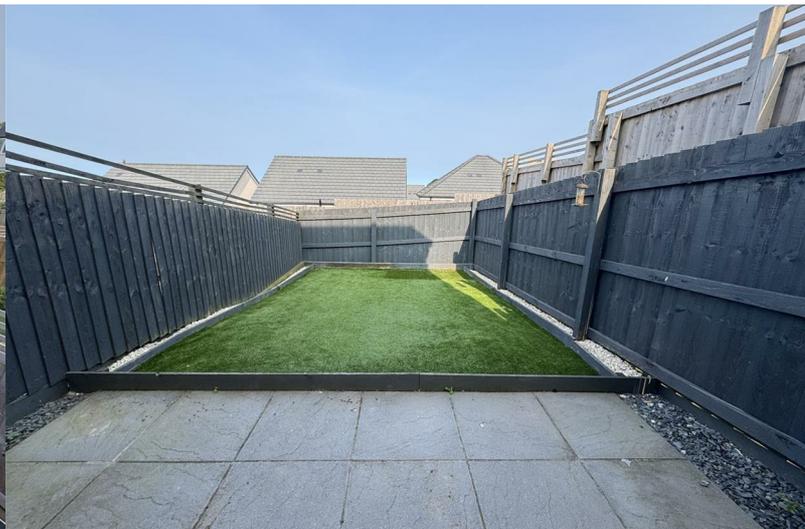
COASTAL & COUNTRY



8 Longfair Road

Bodmin, PL31 2UD

Guide Price £199,950



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The Property

First time to the market after being sold from new is this well presented two bedroom home. Perfect for those looking to get on the housing ladder or evening for those looking to move up from their first property to something bigger.

Full accomodation comprises an entrance hall, open plan living room with well fitted kitchen, W.C, two bedrooms and a white bathroom suite. To the outside you will find driveway parking and enclosed gardens with low maintenance artificial grass.

Longfair Road is a small and quiet estate that is located on the outskirts of Bodmin Town but with everyday facilities within a short walk or drive.

Entrance Hall

Open Plan Living Room/Kitchen/Diner

22'2 x 12'2 (6.76m x 3.71m)

W.C

5'4 x 3'2 (1.63m x 0.97m)

Landing

Bedroom One

12'3 x 7'9 (3.73m x 2.36m)

Bedroom Two

12'3 x 7'8 (3.73m x 2.34m)

Bathroom

6'0 x 5'6 (1.83m x 1.68m)

Gardens

The gardens are to the rear of the property and fully enclosed .They are low maintenance with artificial grass. There is also a gate to the side of the gardens.

Parking

Parking for one car can be found to the front of the property.

Directions

Sat Nav: PL31 2DU

What3words: ///woodstove.questions.trusts

For further information please contact Camel Coastal & Country.

Property Information

Age of Construction: 2021

Construction Type: Block/Timber (assumed)

Heating: Mains Gas Central Heating

Electrical Supply: Mains

Water Supply: Mains

Sewage: Mains

Council Tax: B

EPC: B82

Tenure: Freehold

Site Management Charges: TBC

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an

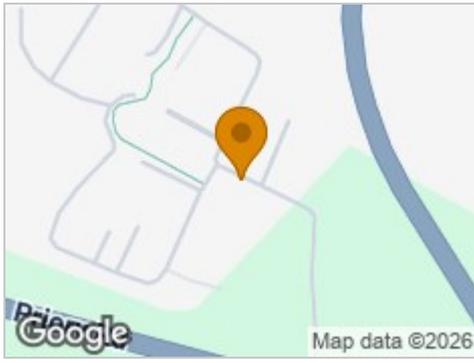
appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



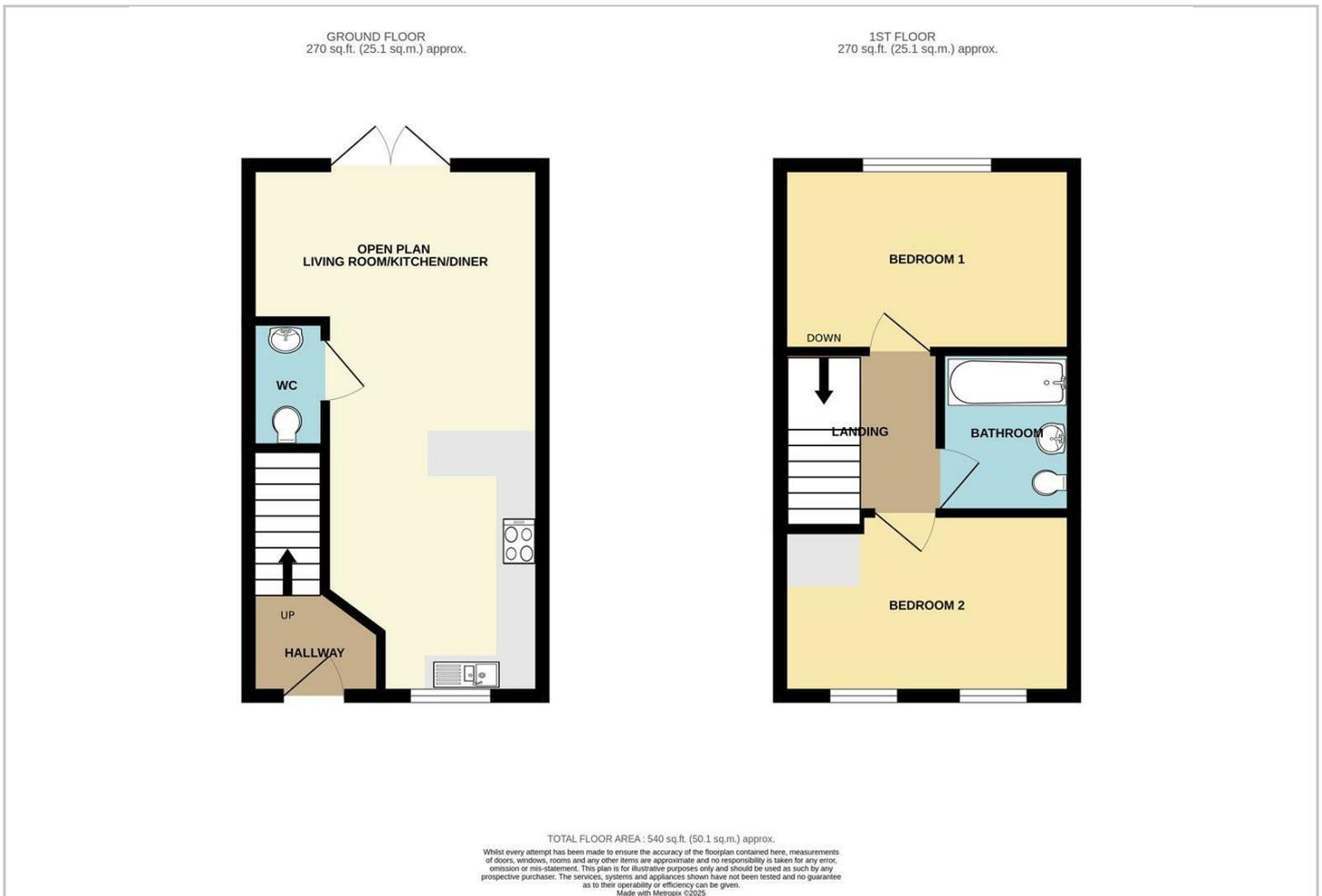
Hybrid Map



Terrain Map



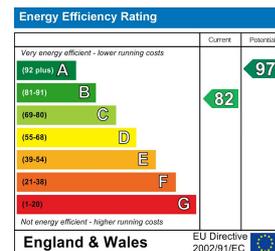
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.