# 10 Bawden Road

BODMIN

THE PROPERTY SHOP


10

Bodmin

£245,000

GUIDE PRICE

Bawden Road









# FOR SALE

| PROPERTY TYPE | BEDROOMS | BATHROOMS | LOCATION | EPC RATING |
|---|---|---|---|---|
| Semi-Detached House | 3 | 1 | Bodmin | D |

- Three Bedroom Semi-Detached Home
- Light & Airy Living Room
- Separate Dining Room
- Driveway Parking for Multiple Vehicles
- Good-Sized Garage/ Workshop with Utility Area
- Beautifully Maintained Rear Garden
- Greenhouse & Attractive Water Feature
- Small Front Terrace Area













# Bawden Road

This well-presented three-bedroom semi-detached home offers bright and comfortable accommodation, complemented by a beautifully maintained rear garden, driveway parking for multiple vehicles and a good-sized garage/workshop. The property also benefits from a recently newly fitted central heating system & gas fire.

The ground floor features a light and airy living room, providing a welcoming space to relax, alongside a separate dining room ideal for family meals and entertaining. A well-proportioned kitchen completes the ground-floor accommodation, with access into the garage, which in turn provides access to the rear garden.

Upstairs, the property offers three bedrooms together with a family bathroom, creating a practical layout well suited to couples and families alike.

Outside, the rear garden is a particular highlight, having been lovingly maintained with an abundance of established flowers and planting. The garden is arranged with both lawn and patio areas and also features a greenhouse and attractive water feature, creating a pleasant space to enjoy throughout the warmer months. To the front, there is a small terrace area, alongside driveway parking for multiple vehicles and access to the good-sized garage.

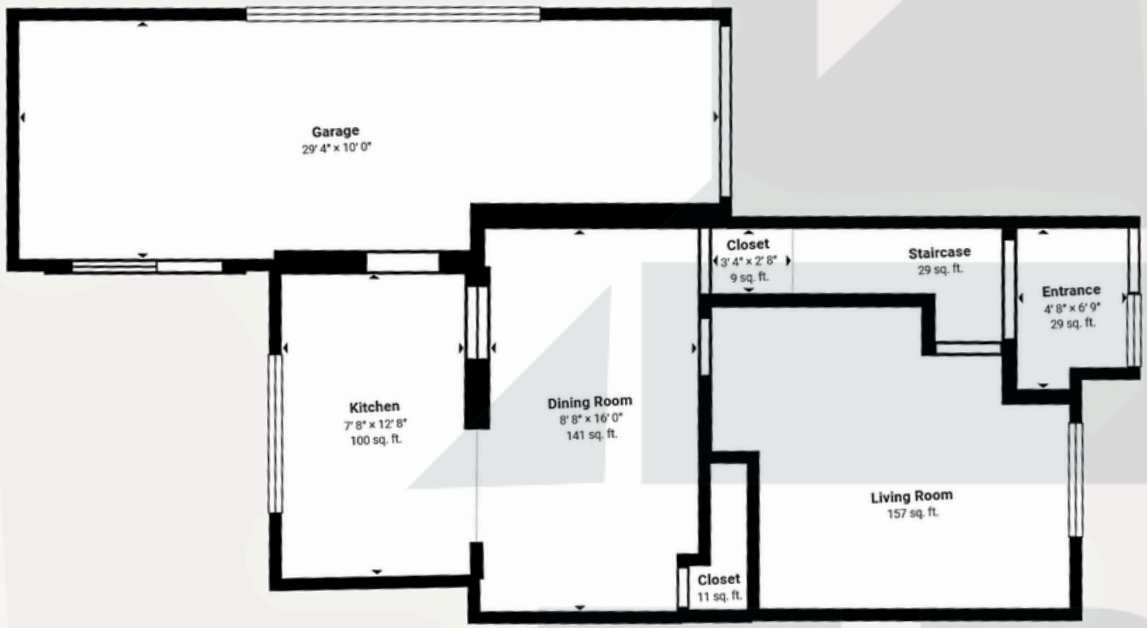








## Ground Floor




## First Floor



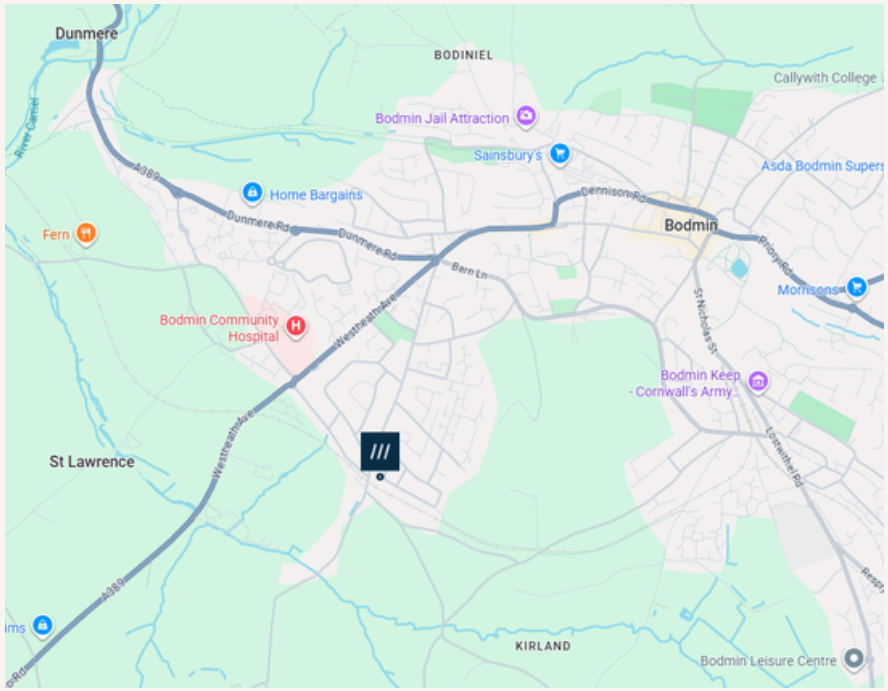

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Schools**: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.
**Location**: 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 1PT
**What3Words:** ///bound.hang.excuse

**Local authority:** Cornwall Council
**Council Band:** B
**Tenure:** Freehold

**Services:**
Heating – Gas - Hive Controlled
Electric - Mains
Water – Mains
Sewerage – Mains




VIEW PROPERTY ONLINE



## TO FIND OUT MORE


Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
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