

**Lot 110**

St Alan, St Stephen, St James, 12 Turf Street,  
Bodmin, Cornwall, PL31 2DH



All enquiries Ref: James Paterson



- Three long leasehold self-contained studio flats requiring modernisation
- Full vacant possession

**Location:**

The property is situated on the east side Turf Street between its junctions with Priory Road and Fore Street. Public transport links include Bodmin General mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A389, A30 and A38. An extensive range of shopping amenities, cafes, bars, and restaurants can be found locally within Bodmin. Recreational pursuits can be found locally at the open spaces of Bodmin Beacon and Cardinham Woods.

**Description:**

Three long leasehold self-contained studio flats requiring modernisation.



**Accommodation:**

Flat:	Floor:	Accommodation:	EPC rating:	Council Tax Band:
St Alan	Second floor	Reception/bedroom area/kitchen, shower room/WC	F	A
St Stephen	First floor	Reception/bedroom /kitchen, shower room/WC	F	A
St James	First floor	Reception/bedroom /kitchen area, shower room/WC	F	A

**Lease:**

Each flat is held on a separate long lease for a term of 200 years from and including 1st January 2015 (Thus having approximately 189 years remaining)

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

