

FLAT 3  
THE OLD MANOR HOUSE

BODMIN



THE PROPERTY SHOP



Flat 3 The Old Manor House, Bodmin



Bodmin

£116,500

GUIDE PRICE

Flat 3 The Old Manor House, Bodmin

# FOR SALE

PROPERTY TYPE

 Flat


BEDROOMS

 1

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

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- OPEN PLAN KITCHEN/ LIVING AND DINING ROOM
- MODERN WET ROOM
- DOUBLE BEDROOM WITH FITTED WARDROBES

- FRONT PORCH
- PRIVATE PATIO AREA
- GATED ENTRANCE







## FLAT 3 THE OLD MANOR HOUSE

Flat 3 The Old Manor House combines modern living with the character of a period property, set within a secure and private development. The apartment features a spacious open-plan kitchen, living, and dining area, offering a versatile layout ideal for both relaxing and entertaining.

The property comprises a well-proportioned double bedroom complete with fitted wardrobes, providing practical storage solutions. The modern wet room is finished to a contemporary standard, designed for both style and functionality.

Ideally positioned in a convenient town centre location, the property is within easy reach of a wide range of local amenities, shops, cafés, and transport links, making it well suited for professionals or those seeking central living.



### **Private Patio Area**

Externally, the flat benefits from a front porch and a private patio area, offering valuable outdoor space. A gated entrance enhances security and privacy for residents.

### **Management Fee's**

We understand the apartment is on a 999 year lease which commenced in 2007. The apartment pays a monthly charge of approximately £100 per month which includes building maintenance, cleaning and servicing of communal areas and building insurance.



**Schools:** Berrycombe 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

**Directions:** Sat Nav **PL31 2AX**

**What3Words:** [///prefer.scrap.rise](#)

**Local authority:** Cornwall Council

**Council Band:** A

**Tenure:** Freehold

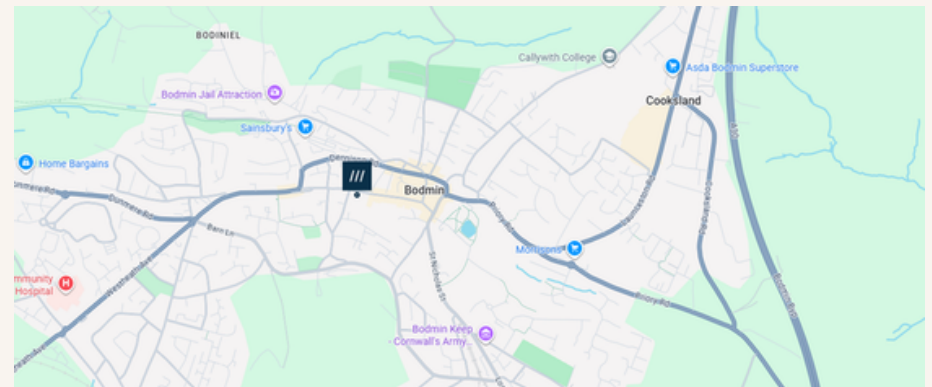
**Services:**

**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.



## TO FIND OUT MORE

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