

1 3 G E D O N W A Y

B O D M I N



THE PROPERTY SHOP



Bodmin

Section 106

£157,500

Gedon Way, Bodmin

FOR SALE

PROPERTY TYPE

 First Floor Apartment

BEDROOMS

 2

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

 C

- Two-bedroom first-floor apartment
- Spacious open-plan kitchen, living and dining area
- Modern fitted kitchen

- Well-presented bathroom
- Private rear garden with artificial turf
- Parking bay for two cars





Gedon Way

This well-presented section 106 first-floor apartment offers a practical and well-proportioned layout, accessed via a ground-level entrance at the front of the property. From here, a staircase leads to the first floor, where the accommodation opens into a generous open-plan kitchen, living and dining space. This sociable area provides a comfortable central hub to the apartment, with plenty of room for both relaxing and dining, alongside a modern fitted kitchen with a range of wall and base units.

From the open-plan living area, a central hallway leads through to the remainder of the accommodation. There are two bedrooms, providing flexibility for a couple, small family or those looking for a dedicated home office or guest room. The principal bedroom is a particularly good size, while the second bedroom offers a useful additional space.

The apartment also benefits from a modern bathroom, fitted with a bath and overhead shower. The accommodation is complemented by neutral décor throughout, creating a light and straightforward space that is ready for a new owner to make their own.

Outside, the property enjoys a small, enclosed rear garden laid to artificial turf, providing an easy-to-maintain outdoor space for seating or entertaining. A particularly useful feature is the private parking provision, with a parking bay allowing space for two cars. Overall, the property offers well-balanced accommodation with generous open-plan living space, two bedrooms, parking and a private garden.

*Please contact agent for more information about 106 and to see if you fit the criteria required to buy *





Schools: Berrycoombe 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

Viewing: Strictly by appointment.

Directions: Sat Nav PL31 2FW

What3Words: ///task.guards.smoke

Local authority: Cornwall Council

Council Band: C

Tenure: Freehold

Service Charge - Approx £218 per annum

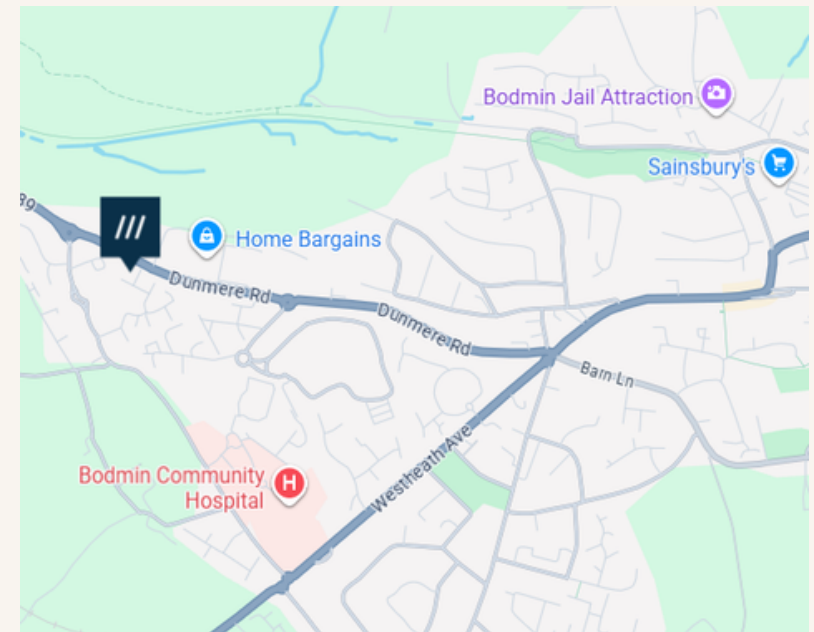
Services:

Heating – Gas

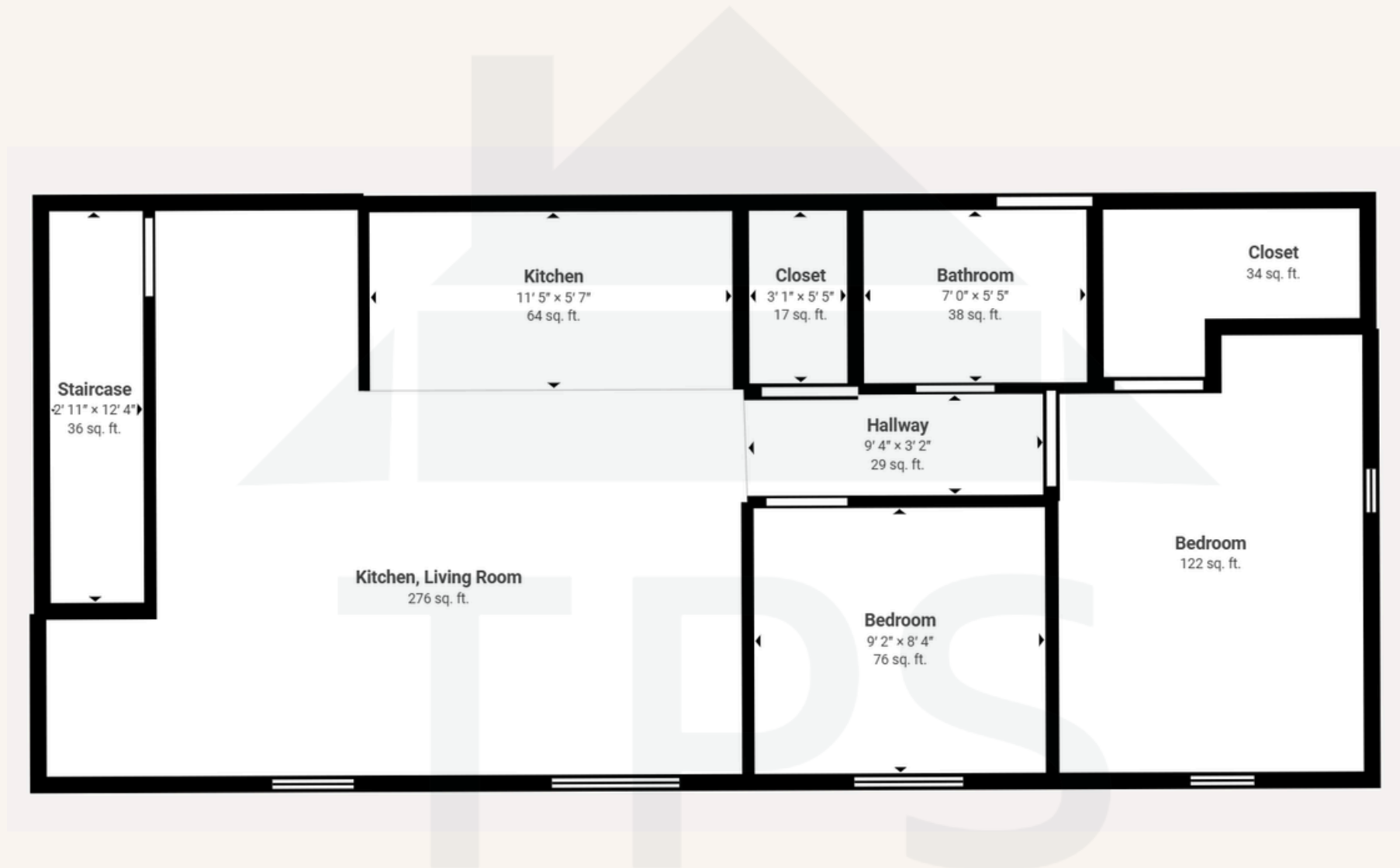
Electric – Mains

Water - Mains

Drainage – Mains



VIEW PROPERTY ONLINE



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.



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