

4 5 H E L M A N T O R V I E W

B O D M I N



THE PROPERTY SHOP



Bodmin
Offer In Excess Of
£225,000

45 Helman Tor View, Bodmin, PL31 1RE



FOR SALE

PROPERTY TYPE

 Semi-Detached

BEDROOMS

 3

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 B

- THREE BEDROOMS
- MODERN KITCHEN/ DINING ROOM
- DOWNSTAIRS W/C
- UTILITY ROOM
- LIVING ROOM

- STUDY ROOM
- MODERN BATHROOM
- SOLAR PANELS
- DRIVEWAY PARKING FOR TWO CARS
- LOW MAINTENACE REAR GARDEN WITH TWO SHEDS
BENEFITTING FROM ELECTRIC







45 Helman Tor View

45 Helman Tor View is a well-presented, move-in ready three-bedroom semi-detached property, offering practical and stylish living space ideal for modern family life, investors and first-time buyers.

Upon entering the property, you are welcomed by a useful entrance hallway, providing a practical space for coats, shoes, and everyday storage. This leads through to a bright and comfortable living room, thoughtfully arranged to maximise space and natural light. The room is further enhanced by a cleverly designed study area positioned under the stairs, creating an ideal spot for home working, studying, or a quiet reading nook.

To the rear, the property opens into a modern and well-appointed kitchen/dining room, offering a sociable and functional space perfect for both day-to-day living and entertaining guests. The kitchen is designed with ample worktop and storage space, flowing seamlessly into the dining area. This space is further complemented by a separate utility room, providing additional storage and laundry facilities, along with a convenient ground floor W/C.

Upstairs, the property offers three well-proportioned bedrooms, comprising two spacious double rooms and a single bedroom, which could also be utilised as a nursery, guest room, or home office. Both double bedrooms benefit from built-in storage, helping to maximise usable space, while an airing cupboard provides further practical storage in the hallway.

The accommodation is completed by a contemporary shower room, finished to a modern standard with quality fittings.

The property further benefits from a boarded loft , offering excellent additional storage space with easy access, making it highly practical for everyday use. In addition, solar panels are installed, contributing to improved energy efficiency and helping to reduce running costs.









SLICE OF CORNWALL

Externally, the rear garden has been designed with low maintenance in mind, making it ideal for those seeking an easy-to-manage outdoor space. It features a pleasant seating area, perfect for relaxing or entertaining during the warmer months. There are also two sheds, both with electricity connected, providing versatile space for storage, workshop use, or hobbies.

To the front, the property benefits from two driveway parking spaces, ensuring convenient off-road parking.



Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains

Directions: Sat Nav: PL31 1RE

What3Words: /////expose.boxer.upgrading

VIEW PROPERTY ONLINE

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.



TO FIND OUT MORE

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 0BL
Tel: 01208 872728

Bodmin Office
46-48 Fore Street, Bodmin
PL31 2HL
Tel: 01208 74182