

23 ROBERTS ROAD



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Bodmin, PL31 1JG

£189,950



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

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728

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# 23 ROBARTS ROAD



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Welcome to 23 Robartes Road, a well-presented and spacious three-bedroom family home located in a popular and well-established residential area. This charming property offers a wonderful balance of indoor and outdoor living, making it ideal for growing families, first-time buyers, or anyone seeking a home with character, comfort, and potential.

On the ground floor, you will find an open-plan living and dining room, perfect for both everyday family life and entertaining. The space is filled with natural light thanks to large front-facing windows, and its open layout allows for flexible use of the space. Whether you are relaxing with family or hosting guests, this area feels welcoming and spacious.

To the rear of the home is a generously sized kitchen, offering plenty of worktop and storage space, with room for appliances and a breakfast area. From here, a door leads directly out to the garden, creating a smooth transition between indoor and outdoor living, ideal for summer evenings or family barbecues.

Upstairs, the property offers three bedrooms, the master bedroom has plenty of room for wardrobes and additional furnishings. The second bedroom is a good-sized double, while the third is perfect as a single room, nursery, or home office. A spacious family bathroom is also located on this floor, offering space for a full suite and the opportunity to modernise to your own taste.

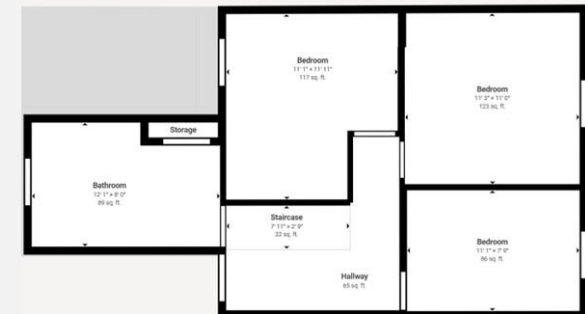
The rear garden is a standout feature, mainly laid to lawn with neat flower beds adding colour and charm. There is ample space for outdoor furniture, children's play equipment, or a garden shed. For those with green fingers, the garden also offers a designated area for growing your own vegetables or herbs, bringing a touch of sustainability to everyday living.



## GROUND FLOOR



## SECOND FLOOR



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## KEY FEATURES

Three Bedrooms

Open Plan Living/Dining Room

Spacious Kitchen

Family Bathroom

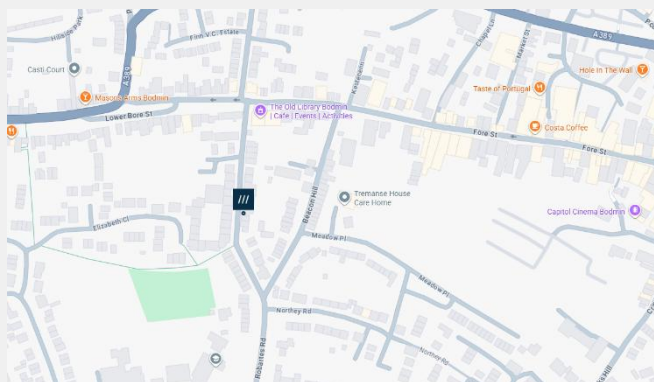
Generous Lawned Rear Garden

Short Walk Into The Town Centre

Local Authority – Cornwall Council

Council Band - A

Tenure - Freehold



what3words ///wings.varieties.fantastic



## SERVICES

HEATING – GAS

WATER – MAINS

SEWERAGE - MAINS

## 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

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