



CHURCH PARK, BODMIN PL31 2BU

UNFURNISHED, DETACHED ONE BEDROOM BUNGALOW

Jefferys are delighted to offer this well presented, one bedroom detached bungalow to let. The property is tucked away at the far end of a cul-de-sac development with easy access to local amenities and the town centre. Bodmin offers a range of shopping facilities and services, including a nearby leisure centre with an indoor swimming pool. The A30 and A38 are nearby, providing excellent links to the rest of the county and there is also a mainline train station at Bodmin Parkway, located just a few miles away.

In brief, the accommodation comprises:- Living Room, Kitchen, Double Bedroom and Bathroom. The property also benefits from parking to the front and an enclosed generous garden to the side and rear. There is gas central heating and uPVC double glazed windows throughout.

Viewing Highly Recommended

Price: £750pcm

Key Features

Modern Bathroom

Newly Fitted Carpets

Loft Access for Storage

Gas Central Heating

EPC 'C' & Council Tax
Band 'A'

Off-Street Parking

Generous Garden with
Shed/Workshop

ACCOMMODATION COMPRISES:

(All Sizes Approximate)

Entrance

Partially glazed entrance door opening to:-

Living Room

11'7" x 10'1" (3.53m x 3.08m)

uPVC double glazed windows to front and side elevation with blinds. Brown fitted carpet. Walls painted pale green. Ceiling light fitting. Radiator. Access to loft – with fold down ladder, insulation, majority boarded, light connected and gas combination boiler.

Doors to bathroom, bedroom and kitchen.

Kitchen

14'0" x 7'1" (4.27m x 2.17m)

uPVC double glazed window to side elevation with blinds. Wood effect flooring. Part painted neutral. Ceiling spotlights. Cream fronted wall, base and drawer units with marble effect worktop over. Inset composite sink and drainer. Integrated fridge/freezer, washing machine and dishwasher. Built-in single electric oven with four ring gas hob above and extractor over.

Bedroom

8'6" x 8'6" (2.60m x 2.58m)

uPVC partially glazed door to side elevation. uPVC double glazed window to side elevation with blinds. Brown fitted carpet. Walls painted pale purple. Ceiling light fitting. Radiator. Fitted wardrobes, storage cupboards and bedside cabinets.

Bathroom

7'7" x 5'5" (2.32m x 1.66m)

Obscure uPVC double glazed window to side elevation. Wood effect flooring. Grey wall tiles. Ceiling light fitting. Chrome heated towel rail. Extractor fan. Modern white suite comprising:- panelled bath with shower attachment, low level flush WC and vanity unit with ceramic wash hand basin.

Exterior

To the front of the property is a tarmac parking area for one vehicle. A pedestrian gate opens to an enclosed garden with an abundance of shrubs and plants together with a small decked area. The garden also includes a generous shed/workshop.

Additional Information

EPC 'C'

Council Tax Band 'A'

Services – Mains Water & Drainage, Mains Electric, Mains Gas

Rent

£750pcm

Deposit

£865.00

Tenure

Assured Periodic Tenancy

Directions

Heading into the centre of Bodmin from Turf Street, take the second exit at the roundabout onto Priory Road. Turn left after the church onto Pound Lane and continue for a short distance before turning right onto Church Park. The property is situated at the far end of the cul-de-sac on the left hand side and is accessed via a private driveway.

Viewings

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01208 872245.

Please note, you will be asked to complete an application form prior to being offered a viewing of this property.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as true, scaled and precise representation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Front Elevation



Living Room



Living Room



Bathroom



Kitchen



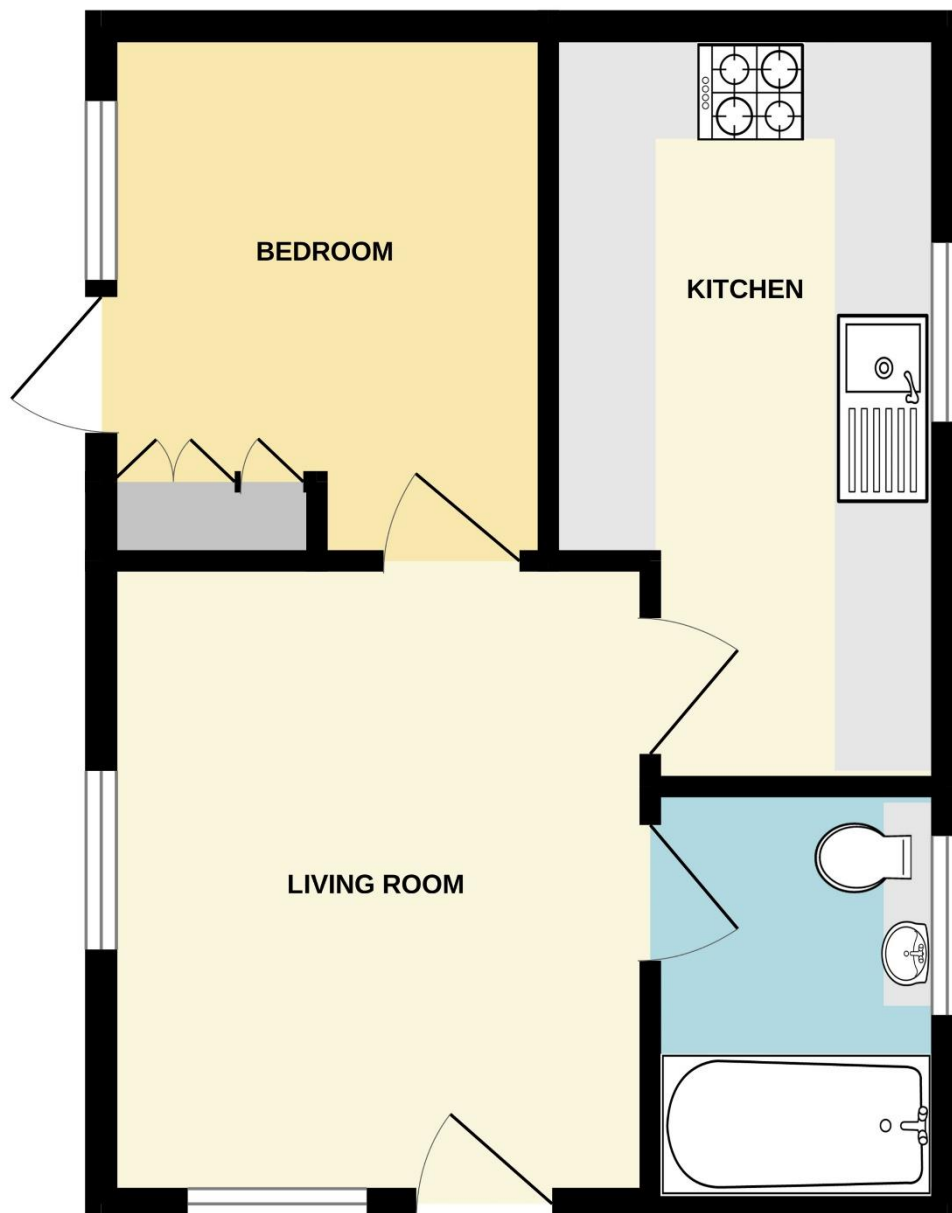
Bedroom



Garden



Garden



Measurements are approximate. Not to scale. Illustrative purposes only
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