

for sale

£76,000



Kew Vara Bodmin PL31 1FT

**Beautifully Presented Coach House – 2 Bedrooms with Open-Plan Living**  
This charming and nicely decorated coach house offers modern, open-plan living with a bright kitchen-lounge area, perfect for relaxing or entertaining. The property includes two well-proportioned bedrooms.

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# Kew Vara Bodmin PL31 1FT

## Landing

level W.C. Obscured double glazed window to rear elevation.

## Kitchen/Lounge

Irregular Shaped Room 21' 2" x 11' 3" ( 6.45m x 3.43m )

Open plan lounge and kitchen, nicely decorated lounge, double glazing window to front elevation. The kitchen comprises of a range of wall and base units with worktops above. Stainless steel sink and mixer tap Integrated oven with electric hob and extractor fan. Space for washing machine. Space for a free standing fridge freezer. Double glazed window to front elevation.

## Bedroom 1

12' 11" x 10' 11" ( 3.94m x 3.33m )

Currently being used as a Computer room/Office. Nicely decorated, Spacious bedroom. Double glazed window to front elevation. Radiator.

## Bedroom 2

17' 5" x 9' 9" ( 5.31m x 2.97m )

Nicely decorated spacious 2nd Bedroom, Double glazed window to rear elevation. Two double glazed windows. Radiator.

## Bathroom

8' x 5' 7" ( 2.44m x 1.70m )

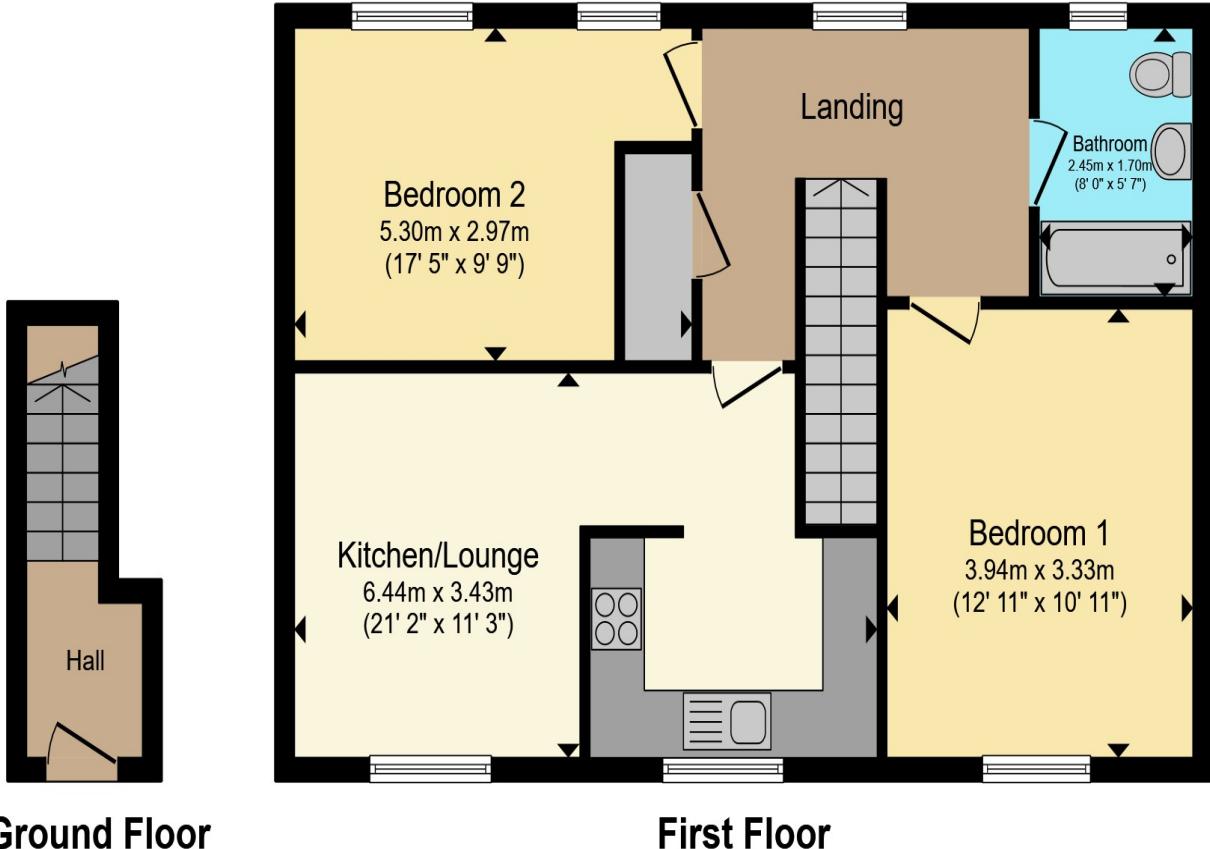
Panel bath with fitted shower above. Wash hand basin and low











Total floor area 68.1 m<sup>2</sup> (733 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref: SBU109595 - 0006

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 225.96

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 990 years from 28 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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