

22 FINN VC

BODMIN



THE PROPERTY SHOP



22 Finn VC, Bodmin

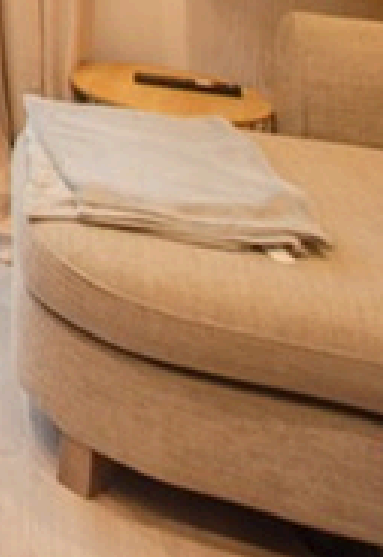


Bodmin

£171,500

GUIDE PRICE

Finn VC, Bodmin



FOR SALE

PROPERTY TYPE

 Semi-Detached


BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 D

- TWO SPACIOUS BEDROOMS
- MODERN KITCHEN
- LIVING/ DINING ROOM
- ELECTRIC FIRE

- CONSERVATORY
- MODERN BATHROOM
- LOW MAINTENANCE REAR GARDEN
- ON-STREET PARKING







22 FINN VC

Located in the heart of Bodmin, this modern and well-presented property flows seamlessly throughout, offering spacious accommodation that is ready to move into.

The home is accessed via a welcoming entrance hallway which provides access to the main ground-floor rooms. The contemporary fitted kitchen is well appointed with ample storage and generous worktop space. Separate from the kitchen, the living/dining room is a bright and well-proportioned space, ideal for both relaxing and entertaining, with an electric fire providing a stylish focal point.

From the living/dining room, doors lead into the conservatory, currently used as a dining area and enjoying views over the rear garden. This versatile space could also be utilised as a home office or quiet reading nook.

Upstairs, the property continues to impress with two generously proportioned bedrooms and a modern family bathroom, all finished to a contemporary standard.

An ideal opportunity for first-time buyers or investors alike, the property combines a central Bodmin location with a layout that flows seamlessly throughout and is close to local amenities and transport links.



Low Maintenance Garden

Externally, the home benefits from a low-maintenance paved garden, ideal for summer evenings, barbecues, and outdoor entertaining. On-street parking is available directly outside the property, providing convenient access for both residents and visitors.



Schools: Berrycombe 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 2LU

What3Words: ///charmingly.employ.hills

Local authority: Cornwall Council

Council Band: B

Tenure: Freehold

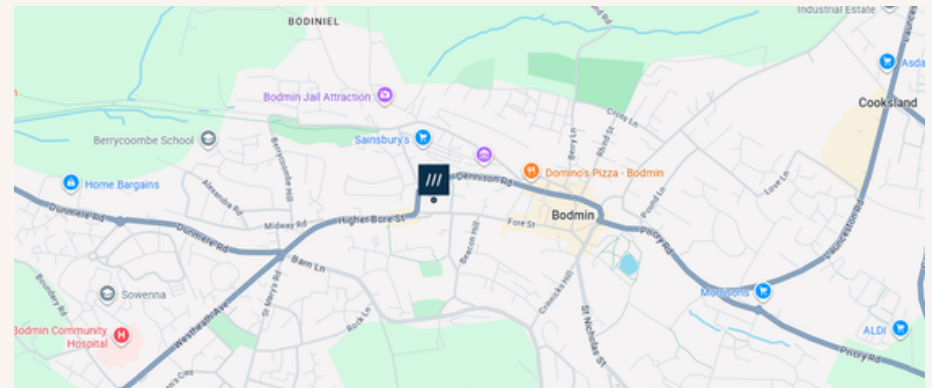
Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

Drainage – Mains



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

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