KIVELLS

Tressa

Copshorn Road, Bodmin, Cornwall





Tressa

Copshorn Road, Bodmin, Cornwall, PL31 2PA

Guide Price: £400,000 - £425,000

Three bedroom detached bungalow on the outskirts of Bodmin

Spacious living accommodation throughout

Off road parking and double garage

For sale with the benefit of no onward chain



Description

A beautifully presented three-bedroom detached bungalow, located just on the outskirts of Bodmin Town Centre, offering a peaceful setting with pleasant elevated views.

The accommodation includes three comfortable bedrooms and versatile living spaces, ideal for families or those seeking multi-generational living. A particular highlight is the double garage, providing not only ample parking and storage but also potential for a home annex or studio conversion STP.

Externally, the property boasts a delightful garden, predominantly laid to lawn, perfect for outdoor entertaining, gardening, or simply enjoying the views. Its elevated position ensures a sense of privacy while capturing the surrounding scenery.

This bungalow combines convenience, versatility, and charm, making it an ideal opportunity for anyone looking for a home in a desirable Bodmin location.



Accommodation

The Room Guide

Entrance via uPVC door with obscure glazed panelling inset opening into:-

Hallway
Doors off to all rooms, coving to ceiling, built in double storage cupboard, radiator.

Utility
uPVC double glazed window to the front elevation, uPVC door with obscure glazed panelling inset leading to the side elevation, a range of fitted base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap, under counter space and plumbing for washing machine, space for freestanding fridge freezer, coving to ceiling, built in storage cupboard with access to attic via loft hatch.

Bedroom
uPVC double glazed window to the rear elevation, radiator, coving to ceiling, walk in wardrobe, door into:-

Ensuite
Obscure uPVC double glazed window to the rear elevation, radiator, low-level W.C, bidet, pedestal wash handbasin with mixer tap, heated towel radiator, built in shower with mixer shower over and glazed shower screen door, partly tiled, coving to ceiling.





Accommodation

The Room Guide

Bedroom
uPVC double glazed window to the front elevation, radiator, coving to ceiling.

Bathroom
Obscure uPVC double glazed window to the front elevation, low-level W.C, bath with panelled surround and electric shower over being partially tiled, pedestal wash hand basin with mixer tap and tiled splash back, towel radiator, radiator, coving to ceiling.



Bedroom
uPVC double glazed window to the front elevation, radiator, coving to ceiling.

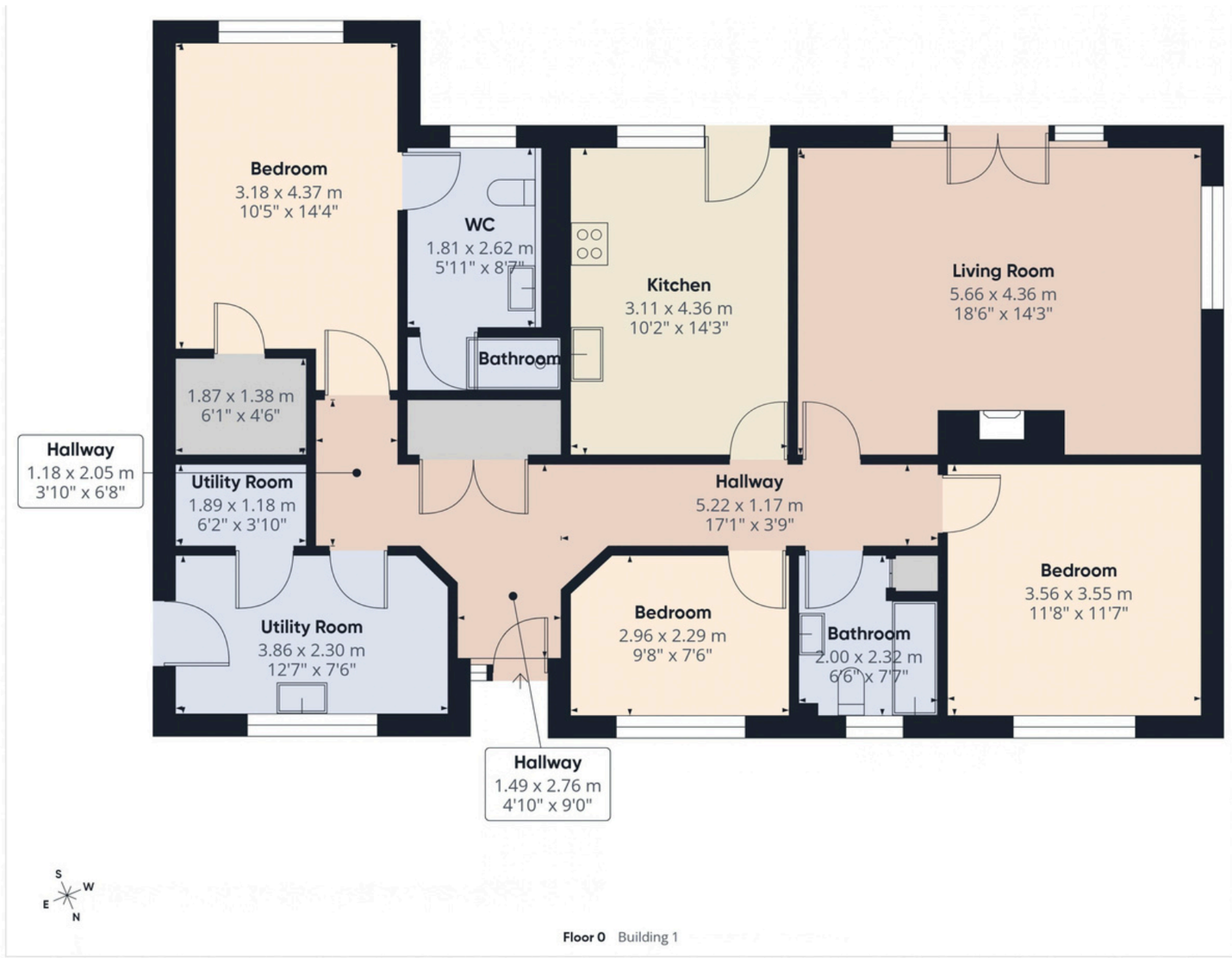
Living Room
uPVC double glazed window to the side elevation, uPVC double doors leading to the rear garden, electric feature fireplace with wooden mantle and marble hearth, coving to ceiling, radiator, television point.

Kitchen/ Dining Room
uPVC double glazed window to the rear elevation, uPVC door with double glazed inset leading to the rear garden, a range of fitted wall and base units over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap over, space for freestanding cooker with extractor fan over, undercounter space for fridge, radiator, coving to ceiling.

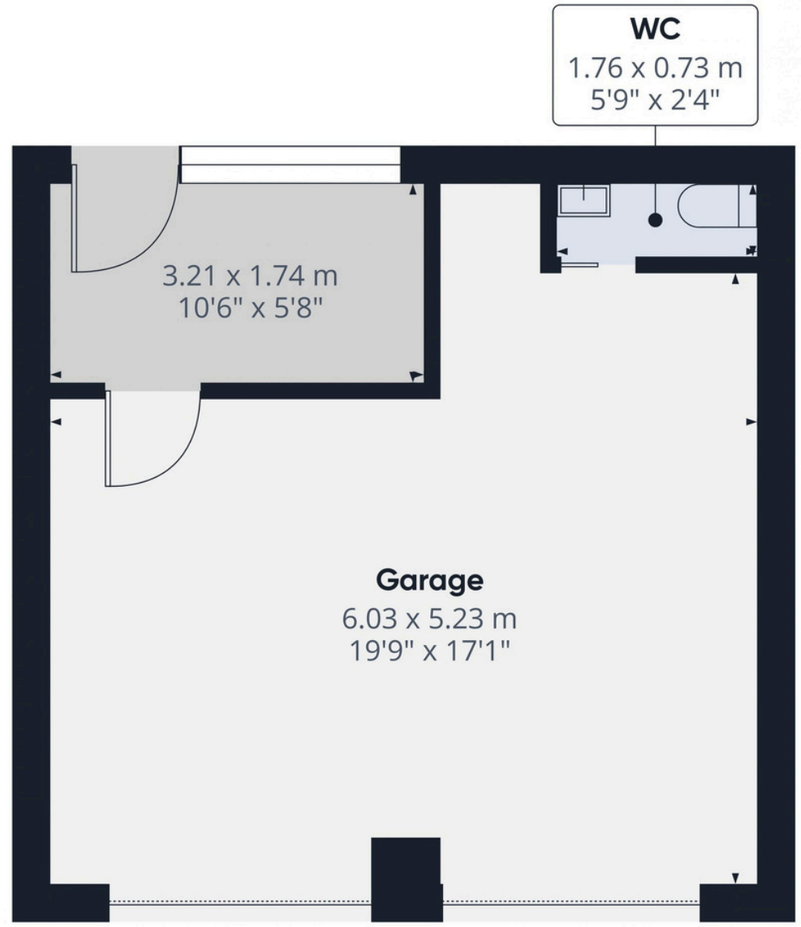


Floor Plan

See The Layout



Floor 0 Building 1



Floor 0 Building 2

Outside

External Spaces

The property sits on a generous plot, offering parking for multiple vehicles and a separate double garage with additional parking directly in front.

The garage provides versatile potential for conversion or multi-generational living, subject to planning permission.

The garden is predominantly laid to lawn, fully enclosed, and designed for low-maintenance enjoyment. A slight slope adds interest, while a variety of mature flowering trees and shrubs provide colour, privacy, and a tranquil outdoor space.





Additional Information

Useful Property Information

SERVICES:

Mains water, electricity, drainage and oil fired central heating.

VIEWINGS:

Strictly by appointment only. Please call 01579 345 543 or email liskeard@kivells.com to book your viewing.

Virtual Tour:
https://tour.giraffe360.com/0ef6964cc754409faf6a959674a35688

DIRECTIONS:

What3words: /// tulip.opera.gains

EE RATING: C

COUNCIL TAX BAND: D

AGENT NOTES:

- The solar panels are owned by the owner of Tressa and further information will be held with the solicitors during the conveyancing.



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