



Whitestone Crescent, Bodmin, Cornwall, PL31 1PF

Bodmin

Guide Price
£340,000

Bedrooms: 3

Bathrooms: 1

Receptions: 1

This is a wonderful opportunity to acquire a spacious detached 3 bedroom bungalow on a generous corner plot in one of Bodmin's most popular residential locations. The property is offered for sale with no onward chain and an early viewing appointment is unhesitatingly recommended.

Location

The town of Bodmin has seen significant investment in recent years and offers a wide range of national and independent retailers, schooling for all ages and is home to Bodmin Jail a popular historical site and visitor attraction. Bodmin is well placed for access to the nearby A30 which is the main arterial route through the County and for those looking to travel by rail, there is a station on the main Penzance to Paddington line at the nearby Bodmin Parkway.

Accommodation (Please see the floor plan and virtual tour for further information)

This delightful bungalow is offered in good decorative order and benefits from gas central heating and double glazing and offers spacious, 3 bedroomed accommodation with a large dual aspect lounge/diner with a feature gas fire, fitted kitchen, office, sunroom and bathroom.

Externally the property has well stocked gardens, parking for 4 vehicles, a detached garage with an electric roller door and to the rear of the property is a large courtyard/patio area which is perfect for al fresco dining and entertaining. Located within this area is a useful storage shed.

General Information

EPC - Commissioned

Tenure - Freehold

Council Tax – Band D

We understand the property has mains electric, mains water, mains drainage & gas fired central heating (boiler in loft).

Consumer Protection from Unfair Trading Regulations 2008.

WE STRONGLY advise all parties to confirm and check title documents, build warranties, services / utilities and any covenants which may or may not apply, immediately after agreeing a purchase. Our adverts do not form part of a contract and must NOT be relied upon. All buyers MUST also VERIFY the Council Tax band and broadband speeds to satisfy themselves rather than rely on our information – which is subject to change.





Goundrys have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a GUIDE ONLY. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

In accordance with legal requirements, we must obtain verified identification from all buyers before a sale can proceed. We kindly ask for your cooperation to help avoid any unnecessary delays. Full details of the verification process will be provided once your offer has been accepted.

PROOF OF FINANCE – Purchasers

Before a sale can be agreed, we will require proof of your financial ability to proceed with the purchase. Your cooperation is appreciated to ensure the process runs smoothly. We will advise you of the specific documentation required prior to finalising the sale.





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