46 STATHAM ROAD

BODMIN

THE PROPERTY SHOP


46

FOR SALE

£230,000

PROPERTY TYPE	BEDROOMS	BATHROOMS	LOCATION	EPC RATING
Semi-Detached House	4	2	Bodmin	C

- Spacious four-bedroom semi detached family home
- Within easy walking distance of town centre
- Generous living room and separate dining area
- Two family bathrooms
- Driveway providing off-road parking and good-sized integral garage
- Useful porch entrance and utility room
- Enclosed rear garden with patio and lawn
- EPC- C













Statham Road

Situated within easy walking distance of Bodmin town centre, this spacious four-bedroom semi-detached home offers generous and versatile accommodation, off-road parking and an integral garage, making it an excellent opportunity for those looking to create a home of their own.

A previous extension has created spacious and well proportioned accommodation throughout. The ground floor offers a lovely open-plan feel, with the living spaces flowing nicely from one room to the next. An entrance porch/boot room leads into a good-sized living room, which opens through to a generous dining area featuring a large window overlooking the rear garden. The kitchen sits alongside, offering attractive cabinetry and useful under-stairs storage, while a sizeable utility room provides access to both the rear garden and the integral garage.

Upstairs, there are two generous double bedrooms, a further single bedroom overlooking the rear garden, and a smaller fourth bedroom which would make an ideal home office, dressing room or occasional bedroom. The first floor is completed by two family bathrooms, one fitted with a walk-in shower and the other with a bath and overhead shower.

Outside, the rear garden offers a good balance of patio and lawn, providing space for outdoor dining and relaxation. To the front, a further garden sits alongside the driveway, which provides convenient off-road parking and access to the integral garage. With its generous proportions and convenient location, this property offers plenty of scope for someone to make their own.









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.









Location: Bodmin is a historic Cornish town surrounded by beautiful countryside, ideally located for exploring both the north and south coasts. The town offers a range of local shops, cafés, pubs and restaurants, alongside schools and everyday amenities. With attractions such as Bodmin Jail and the nearby Camel Trail, there is plenty to enjoy.
Schools: Berrycoombe 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, providing access to the mainline which runs to London Paddington. Newquay Airport is less than 30 minutes by car, offering flights to a range of domestic and European destinations.



Viewing: Strictly by appointment.
Directions: Sat Nav PL31 1JL
What3Words: ///waters.line.exist

Local authority: Cornwall Council
Council Band: C
Tenure: Freehold

Services:
Heating – Gas
Electric - Mains
Water –Mains

VIEW PROPERTY ONLINE



TO FIND OUT MORE

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