

36 ROYFFE WAY, BODMIN, PL31 1GA



A superbly presented two bedroom ground floor apartment which is subject to a Section 106 Agreement as a discounted affordable property for those who meet the local connection and eligibility criteria, set within a modern development on the southern fringes of the town.

Accommodation Comprises:- Hallway, lounge, kitchen/diner, two bedrooms, bathroom, uPVC double glazing, gas fired central heating, allocated parking space and use of communal clothes drying area.

£93,750

SITUATION

'Royffe Way' boasts a convenient tucked away position just a short distance south of the town centre. Bodmin offers an extensive range of shopping facilities and services, including the nearby leisure centre which includes a public swimming pool. The main A30 and A38 trunk roads are close to hand, providing excellent links to the rest of the county. Alternatively, there is a mainline train station at Bodmin Parkway located just a few miles from the town.

ACCOMMODATION (All sizes approximate):-

Communal Entrance

Main front entrance door with entry code opening to a communal hall. Entrance door for No.36 opening into:-

Hallway

Telephone entry system. Radiator. Master telephone socket. Built-in cupboard with hanging rail. Doors to bedrooms and bathroom. Door into:-

Lounge

14' 1" x 10' 10" (4.29m x 3.29m) (Plus door recess)
uPVC double glazed bay window to front elevation.
Radiator. TV aerial point. Arched doorway to:-

Kitchen/Diner

14' 2" x 8' 6" (4.33m x 2.59m) Modern range of shaker style wall, base, and drawer units with rolled edge worktops. Inset stainless steel sink and drainer with mixer tap. Built-in single electric oven with four ring gas hob above and stainless steel extractor over. Part tiled walls. Space and plumbing for washing machine. Space for fridge/freezer. Two uPVC double glazed sash windows to rear elevation. Radiator. Alpha gas fired combination boiler (Installed in 2017 and serviced annually).

Bedroom One

10' 2" x 8' 11" (3.11m x 2.73m) (Plus door recess)
uPVC double glazed sash window to front elevation.
Radiator. TV aerial point.

Bedroom Two

10' 5" x 6' 3" (3.17m x 1.90m) uPVC double glazed sash window to front elevation. Radiator.

Bathroom

7' 9" x 5' 10" (2.36m x 1.78m) Modern white suite comprising:- Panelled bath with shower over and side screen, low level W.C and pedestal wash hand basin. Fully tiled walls and floor. Chrome heated towel rail. Shaver socket. Extractor fan. Obscure uPVC double glazed sash window to rear elevation.

OUTSIDE

Allocated parking space and use of communal clothes drying area.

TENURE

Leasehold - 999 year lease commencing from May 2002.

MANAGEMENT/SERVICE CHARGE

Currently £1872 a year, which is payable to Koti Property Management.

ELIGIBILITY

This Section 106 discounted property is being offered at £93,750 which represents 75% of the full market value.

We give preference to those with a local connection to Bodmin, however we can also consider those with a Cornwall connection if no applicants with the town connection come forward after a period of 2 weeks from advertising. Please note that local connection exemptions apply to applicants who are subject to the Armed Forces Covenant, Care Leavers under the age of 25 and/or Victims of Domestic Abuse:

- 3 years + current residency

OR

- 3 years + permanent employment (16 hours + per week)

OR

- Permanent residency for 10 out of the first 16 years of life

OR

- Close family connection where that family member has lived for 5+ years (Mum/Dad/Son/Daughter/Brother/Sister)

ENERGY RATING

C(78).

COUNCIL TAX

Cornwall Council. Tax Band 'A'.

DIRECTIONS

Heading towards Bodmin on the B3268, go past Bodmin College and straight on at the mini-roundabout. Continue for approximately quarter of a mile and turn right onto Bugle Way. After a short distance turn right onto Royffe Way and then right again. The property is located within the apartment building on the right-hand side.



LOUNGE



BEDROOM ONE



DINING AREA



BEDROOM TWO



KITCHEN



BATHROOM

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)



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