

1 4 S T L E O N A R D S

B O D M I N


THE PROPERTY SHOP





Bodmin

Guide Price


£124,950

St Leonards, Bodmin



FOR SALE

PROPERTY TYPE

 Terraced


BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 E

- PERFECT OPPORTINUTY FOR FIRST TIME BUYERS / INVESTORS
- TWO DOUBLE BEDROOMS
- KITCHEN / DINING ROOM
- LIVING ROOM

- FAMILY BATHROOM
- REAR GARDEN WITH CONCRETE SHED
- TOWN CENTRE LOCATION
- SOLAR PANELS





14 St Leonards

Located in the heart of Bodmin, 14 St Leonards is a charming two-bedroom terraced property offering fantastic potential for first-time buyers, investors, or those looking for a project to create their ideal home. Positioned within easy reach of local amenities, schools, shops, and transport links, the property enjoys a convenient town-centre location while offering generous outdoor space and exciting opportunities for improvement.

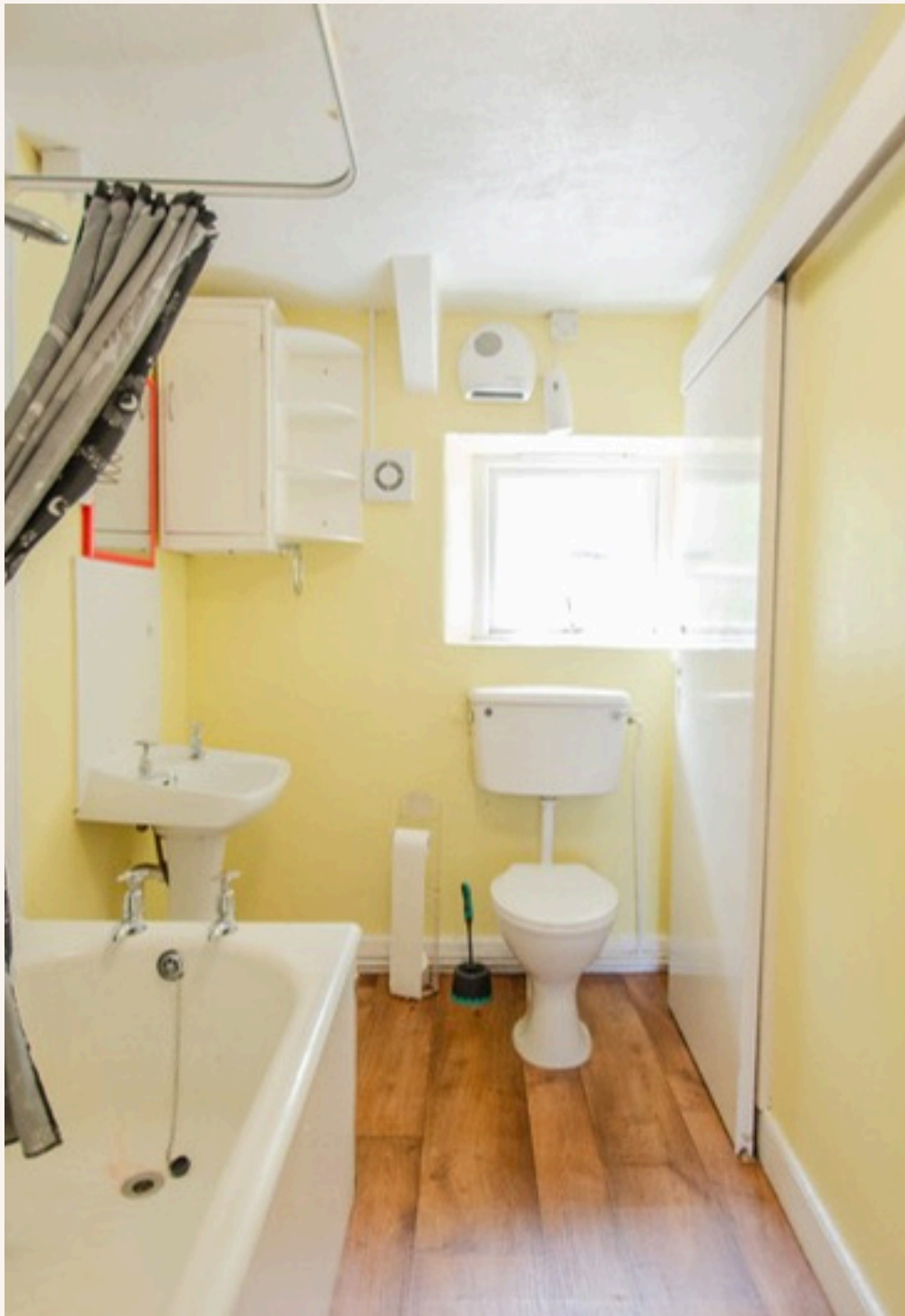
Upon entering the property, you are welcomed into a useful entrance porch, providing space for coats and shoes before leading through into the main living room. The living area offers a cosy and comfortable setting with plenty of natural light, creating the perfect space to relax and unwind. To the rear of the property is the kitchen/dining room, which offers good potential for modernisation and redesign to suit a range of styles and layouts.

Upstairs, the property comprises two double bedrooms and a family bathroom. Both bedrooms provide comfortable and spacious accommodation, making the property well suited to small families, couples, or tenants.

Requiring modernisation throughout, 14 St Leonards presents a fantastic opportunity for buyers looking to add value and put their own stamp on a property. Whether you are searching for your first home, a buy-to-let investment, or a renovation project, this property offers plenty of potential in a sought-after Bodmin location.

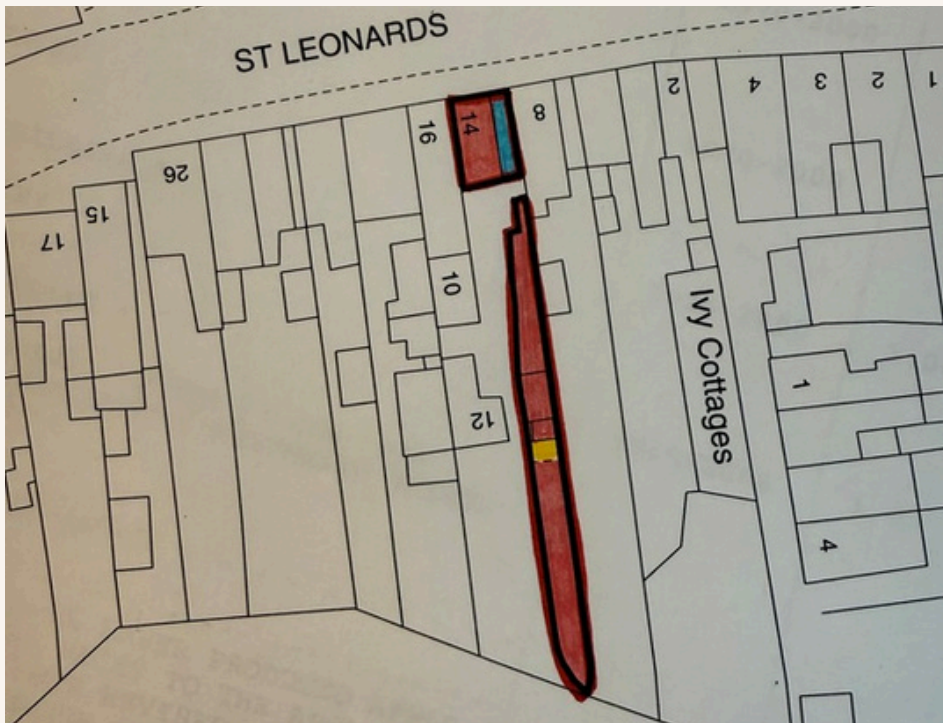
The property also benefits from solar panels, helping to improve energy efficiency and reduce running costs.

Please Note - The EPC is to be reassessed following the installation of solar panels and upgraded insulation





Externally, the property benefits from a rear garden area along with a useful concrete shed, ideal for storage or workshop use. The extensive outdoor space offers excellent potential to be opened up and landscaped further, creating a larger garden, seating area, or low-maintenance outdoor space.



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

Viewing: Strictly by appointment.

Directions: Sat Nav PL31 1LA

What3Words: /////alert.foil.tracks

Local authority: Cornwall Council

Council Band: A

Tenure: Freehold

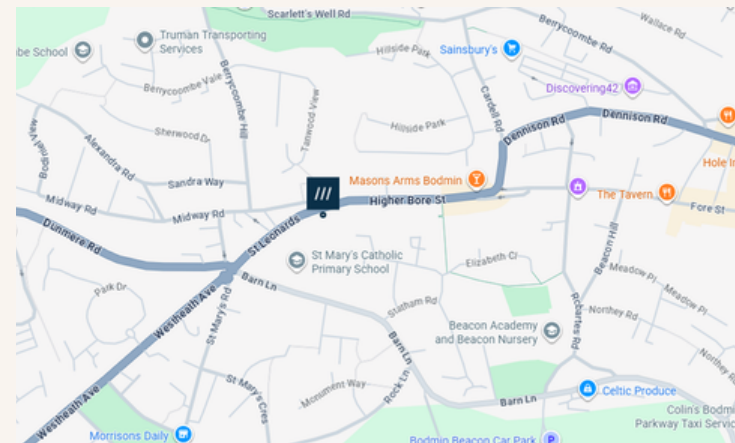
Services:

Heating – Electric

Electric – Mains

Water - Mains

Drainage – Mains



VIEW PROPERTY ONLINE

GROUND 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.

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

Fowey Office
5 Trafalgar Square, Fowey,
PL23 1AZ
Tel: 01726 217 888

Lostwithiel Office
9 Fore Street, Lostwithiel,
PL22 OBL
Tel: 01208 872728

Bodmin Office
46-48 Fore Street, Bodmin
PL31 2HL
Tel: 01208 74182