

1 0 R O Y F F E W A Y

B O D M I N



THE PROPERTY SHOP



10 Royffe Way, Bodmin, PL31 1GA



Bodmin


£160,000

GUIDE PRICE

10 Royffe Way, Bodmin, PL31 1GA

# FOR SALE

PROPERTY TYPE

 Terraced


BEDROOMS

 2

BATHROOMS

 2

LOCATION

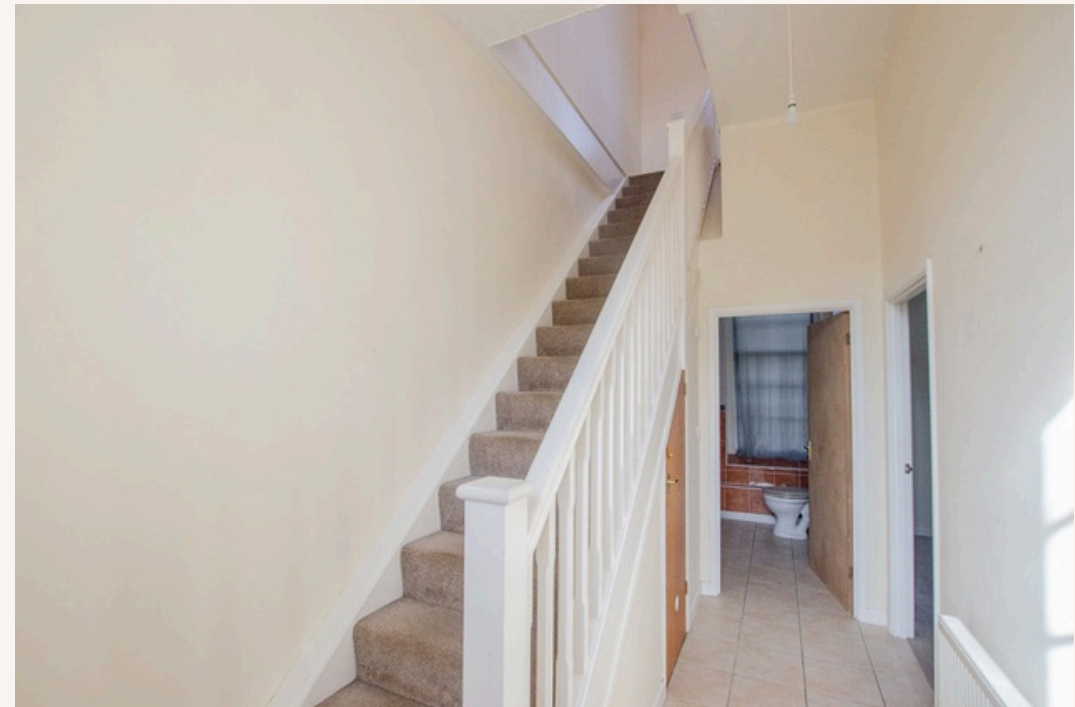
 Bodmin

EPC RATING

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- TWO BEDROOMS
- MASTER BEDROOM BENEFITS FROM EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- DOWNSTAIRS STORAGE CUPBOARD

- INTERGRATED FRIDGE, FREEZER, WASHING MACHINE AND DISHWASHER
- SPACIOUS OPEN PLAN KITCHEN/ LIVING AND DINING ROOM
- ALLOCATED PARKING







## 10 Royffe Way

10 Royffe Way is a beautifully presented two-bedroom terraced property, offered with no onward chain, and ideally suited to first-time buyers, investors, or those looking to downsize without compromising on space or style.

Upon entering the property, you are welcomed into a bright and light-filled hallway, setting the tone for the rest of the home.

The ground floor accommodation comprises two well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room, creating a comfortable and convenient retreat.

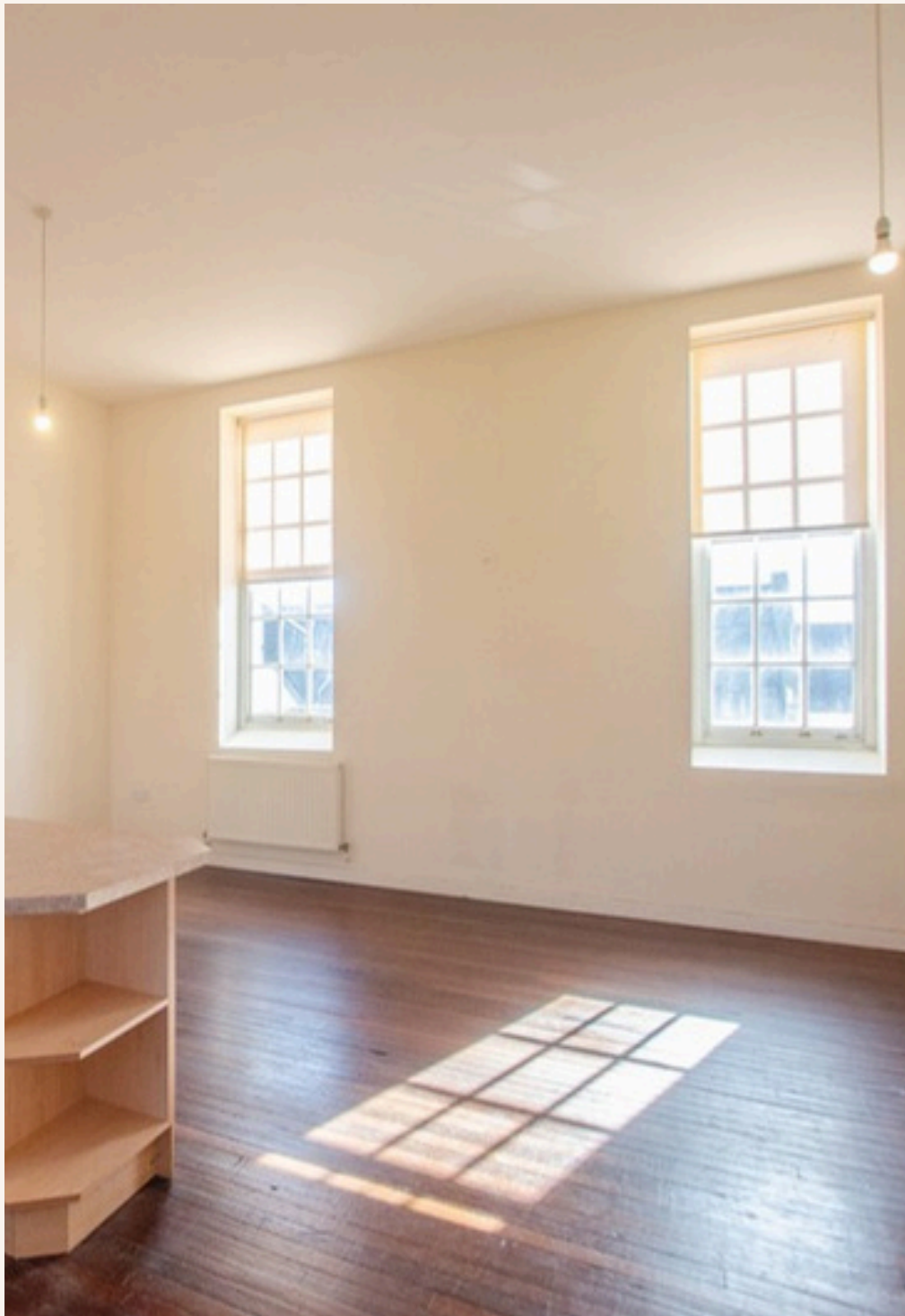
The second bedroom is versatile in use, ideal as a guest room, home office, or additional bedroom, and is served by a contemporary family bathroom fitted with modern fixtures and fittings.

To the first floor, the property opens up into a spacious open-plan kitchen, living, and dining area. This impressive space is flooded with natural light and has been thoughtfully designed to maximise both comfort and functionality.

The kitchen area offers ample storage and generous worktop space, and is fitted with a range of integrated appliances including a fridge, freezer, washing machine, and dishwasher. It seamlessly flows into the dining and living areas — perfect for both everyday living and entertaining guests.

This property presents a fantastic opportunity to acquire a modern and low-maintenance home in a sought-after area.

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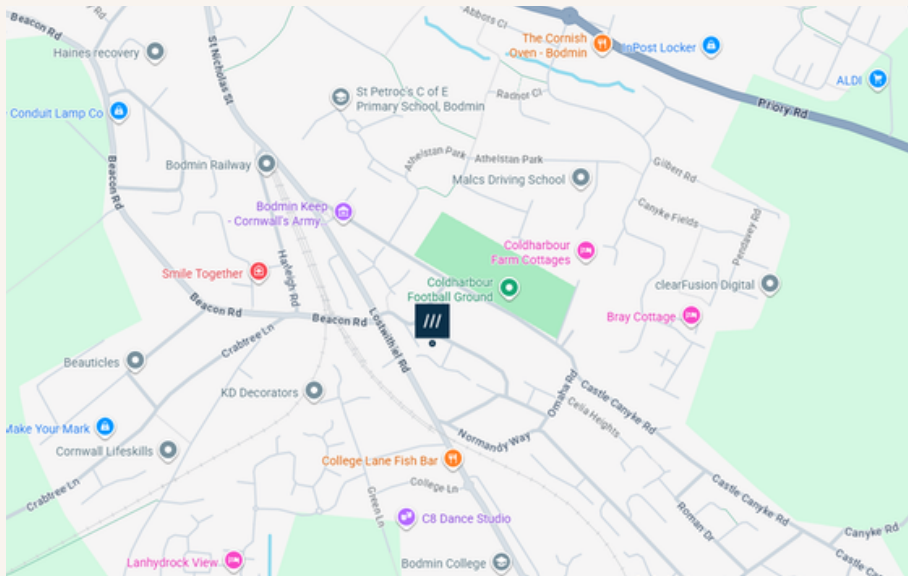


## Allocated Parking

Externally, the property benefits from allocated parking, providing convenience and peace of mind. The home is situated in a desirable location, offering easy access to local amenities, transport links, and green spaces.

**Management Fees:** Service charge of £156 per month, which includes building insurance, maintenance of communal and external areas, window cleaning, and additional services.

**Lease Length:** Approximately 976 years remaining.



**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

**Directions:** Sat Nav **PL31 1GA**

**What3Words:** [/////happen.assure.blaze](https://www.what3words.com/locate//////happen.assure.blaze)

**Local authority:** Cornwall Council

**Council Band:** A

**Tenure:** Leasehold

**Services:**

**Heating** – Gas Central Heating

**Electric** – Mains

**Water** - Mains

**Drainage** – Mains

VIEW PROPERTY ONLINE

## 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.



## TO FIND OUT MORE

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