

1 3 T U C K I N G M I L L S T R E E T

B O D M I N





Bodmin

£185,000

GUIDE PRICE

Tucking Mill Street, Bodmin, PL31 2UU



FOR SALE

PROPERTY TYPE

 End Terrace


BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 B

- TWO BEDROOMS
- OPEN PLAN KITCHEN/LIVING AND DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS W/C
- MODERN FAMILY BATHROOM
- LANDSCAPED REAR GARDEN FINISHED TO A HIGH STANDARD
- RECENTLY BOARDED AND INSULATED LOFT FOR EXTRA STORAGE
- ALLOCATED PARKING





13 Tucking Mill Street

13 Tucking Mill Street presents an excellent opportunity to acquire a well-presented two-bedroom end-of-terrace home, ideally suited to first-time buyers, investors, or those looking to downsize. Offering a practical layout and modern open-plan living, the property is ready to move into and enjoy.

The property is entered via an entrance hallway, providing a useful space for coats and shoes, and leading through into the main living area. The heart of the home is the bright and spacious open-plan kitchen, living, and dining room, thoughtfully laid out to maximise both space and natural light.

The kitchen area is fitted with a range of modern wall and base units, complemented by generous worktop space and integrated appliances, making it well-suited to everyday use. The addition of an island provides further workspace and storage, as well as a sociable focal point for cooking and informal dining.

The living and dining area offers ample room for both relaxing and entertaining, with space for a sofa suite and dining table. A conveniently located downstairs WC is accessed directly from this space, adding to the practicality of the layout.

Upstairs, the property offers two well-proportioned double bedrooms. The main bedroom provides comfortable accommodation with space for additional storage, while the second bedroom is equally versatile, suitable as a guest room, home office, or nursery. The family bathroom is fitted with a modern suite, including a bath with overhead shower, wash basin, and WC. The property also benefits from a newly insulated and boarded loft space, providing excellent additional storage.

Overall, this is a comfortable and practical home in a popular residential setting, offering a great balance of indoor and outdoor living. Early viewing is recommended to fully appreciate what is on offer.





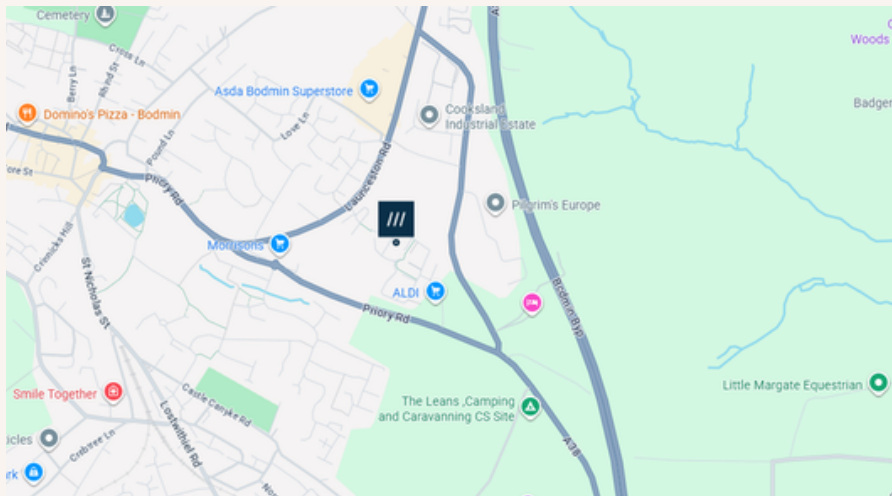






SLICE OF CORNWALL

The property benefits from allocated parking and its end-of-terrace position, offering additional privacy and a greater sense of space. To the rear, the garden has been recently landscaped with ease of maintenance in mind, featuring astro turf, composite decking and a defined seating area ideal for alfresco dining, entertaining, or relaxing. French doors provide direct access from the living space, creating a seamless indoor-outdoor flow.



Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

Transport Links:

- A short drive to the A30
- Bodmin parkway station
- Local Bus Stops

Services:

Heating – Gas Central Heating

Electric – Mains

Water - Mains

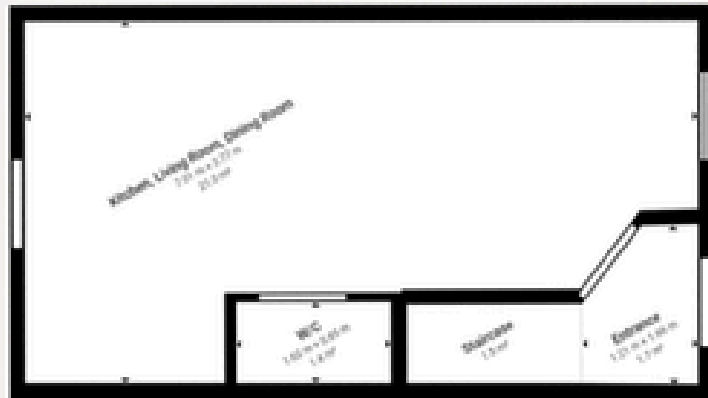
Drainage – Mains

Directions: Sat Nav: PL31 2UU

What3Words: //////////////envisage.supply.improvis

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.



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