3 Kestell Parc

BODMIN

THE PROPERTY SHOP

Bodmin

Guide Price
£275,000

Kestell Parc

FOR SALE

PROPERTY TYPE	BEDROOMS	BATHROOMS	LOCATION	EPC RATING
Detached	3	2	Bodmin	C

- Three-bedroom semi-detached home
- Downstairs WC
- Principal bedroom with shower en-suite
- Spacious living room
- Generous tiered rear garden with raised decking
- Converted garage providing a dedicated workspace





Kestell Parc

Situated within the popular residential development of Kestell Parc, Bodmin, this well-presented three-bedroom home offers spacious and versatile accommodation, ideal for families or those seeking additional flexibility. The property benefits from driveway parking, a generous rear garden and a practical layout arranged over two floors.

The ground floor comprises a welcoming entrance hall, a good-sized living room and a separate dining room, providing plenty of space for both relaxing and entertaining. There is also a kitchen, alongside a useful downstairs WC. A particularly appealing feature is the converted garage, which now provides a separate workspace, ideal for home working, although it could be reinstated as a garage if preferred.

Upstairs, there are three bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a family bathroom, offering convenient facilities for family members and guests alike.

Outside, the rear garden is particularly generous and thoughtfully arranged across tiered sections, creating a variety of spaces to enjoy. A raised decked seating area provides an ideal spot for outdoor dining and relaxation, with further garden space offering plenty of room for families. To the front, a good-sized driveway offers off road parking for multiple vechiles, completing this appealing home.














95
LIGHTNING



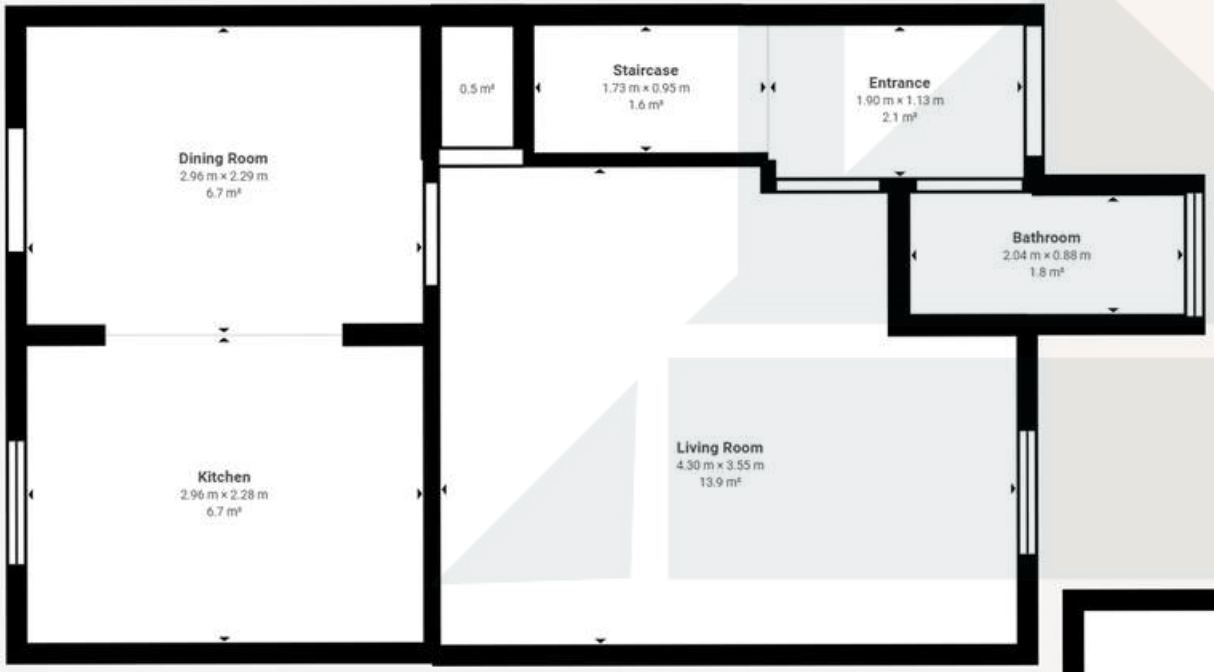








Ground Floor



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.







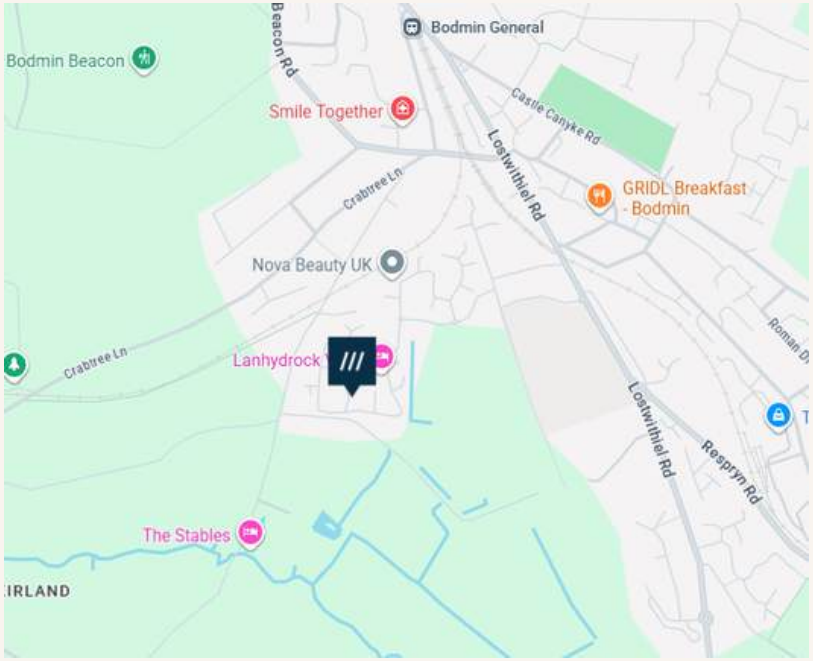


Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.
Transport Links: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby

Viewing: Strictly by appointment.
Directions: Sat Nav PL31 1HP
What3Words: ///soft.moving.lungs

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

Services:
Heating – Gas
Electric – Mains
Water - Mains
Drainage – Mains



VIEW PROPERTY ONLINE



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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

negotiator@tpssouthwest.com | www.thepropertyshopcornwall.co.uk