

7 R O Y F F E W A Y

B O D M I N



THE PROPERTY SHOP



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FOR SALE
01284 24100 | 01284 812728

7 Royffe Way, Bodmin



Bodmin

£147,500


GUIDE PRICE

Royffe Way, Bodmin



FOR SALE

PROPERTY TYPE

 Terraced


BEDROOMS

 2

BATHROOMS

 2

LOCATION

 Bodmin

EPC RATING

 E

- ENTRANCE HALLWAY
- DOWNSTAIRS W/C
- KITCHEN
- GRANITE STAIRCASE
- TWO BEDROOMS

- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- SPACIOUS LIVING ROOM
- ALLOCATED PARKING



7 Royffe Way

7 Royffe Way is a well-presented and thoughtfully designed home, arranged over two floors, offering bright and spacious accommodation with modern finishes throughout.

The property is entered via a welcoming entrance hallway, providing a practical space for coats and shoes and giving access to the downstairs W/C, which is fitted with contemporary sanitary ware and ideal for guests. The kitchen is positioned on the ground floor and is well equipped with a range of wall and base units, generous worktop space, and room for essential appliances, making it both functional and easy to maintain.

A striking granite staircase rises to the first floor, creating a strong visual feature and adding a sense of quality to the home.

The first floor accommodates the main living and sleeping areas. The spacious living room is a bright and inviting space, offering ample room for comfortable seating and entertainment furniture, making it ideal for relaxing or hosting guests. Its layout allows flexibility in furniture arrangement and benefits from good natural light.

There are two well-proportioned bedrooms, both offering comfortable sleeping accommodation and space for storage. The principal bedroom benefits from a private en-suite shower room, fitted with modern fixtures and providing added convenience and privacy. The second bedroom is served by a separate family bathroom, which is finished to a modern standard and includes contemporary fittings.

Overall, 7 Royffe Way offers a well-balanced layout with quality features, making it an excellent choice for professionals, first-time buyers, or investors seeking a modern, low-maintenance home.

Management Fees: Service charge of £138 per month, which includes building insurance, maintenance of communal and external areas, window cleaning, and additional services.

Lease Length: Approximately 976 years remaining.





Parking

Externally, the property further benefits from allocated parking, providing convenient and hassle-free access for residents. Victoria Square Park is close at hand, with the town centre just a short walk away, as well as other nearby green spaces including Priory Park.



Schools: Berrycombe 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 1GA

What3Words: [///wedge.shark.charge](https://wedge.shark.charge)

Local authority: Cornwall Council

Council Band: A

Tenure: Freehold

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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