

61 HELMAN TOR VIEW, BODMIN, PL31 1RF



A modern and superbly presented two bedroom end terrace house, set within a small cul-de-sac of a popular 'Wain Homes' development on the southern outskirts of the town.

Comprising:- Entrance hall, lounge, kitchen/diner, landing, two double bedrooms, bathroom, gas fired central heating, uPVC double glazing, off-road parking for three cars, enclosed low maintenance rear garden with patio and a raised decking area.

£205,000

SITUATION

Helman Tor View lies within a modern development of homes set approximately one mile south of the town centre. Bodmin offers an extensive range of shopping facilities and services, including the nearby leisure centre which includes a public swimming pool. The town caters for both Primary and Secondary levels of schooling.

The main A30 and A38 trunk roads are close to hand, which provide excellent links to the rest of the county. Alternatively, there is a mainline train station at Bodmin Parkway which is located a few miles outside of the town.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Part glazed front entrance door opening into:-

Entrance Hall

Radiator. Electric consumer unit. Turning staircase to first floor. Door into:-

Lounge

13' 11" x 9' 3" (4.25m x 2.83m) uPVC double glazed window to front elevation. Radiator. TV aerial and telephone points. Attractive feature fireplace with inset coal effect gas fire, hearth and mantel. Door into:-

Kitchen/Diner

12' 7" x 10' 0" (3.84m x 3.04m) narrowing to 8' 0" (2.44m) Featuring a matching range of shaker style wall, base and drawer units with granite effect rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric fan assisted single oven and grill. Four ring gas hob with pull-out extractor over. Under-unit lighting. Part tiled walls. Space for under counter fridge. Radiator. Cupboard housing an 'Ideal Isar HE24' gas fired combination boiler. Space and plumbing for washing machine. Space for tumble dryer. Deep under stairs cupboard. uPVC double glazed window to rear elevation. Two uPVC double glazed windows to side elevation. Part obscure uPVC double glazed door to rear garden.

FIRST FLOOR

Landing

Access to loft space (Fully insulated, part boarded, pull down ladder and light). uPVC double glazed window to side elevation. Doors to bedrooms and bathroom.

Bedroom One

12' 7" x 10' 1" (3.84m x 3.08m) narrowing to 8' 8" (2.65m) uPVC double glazed window to rear elevation with countryside views. Radiator. Telephone point.

Bedroom Two

12' 8" into recess x 8' 9" (3.85m x 2.66m) uPVC double glazed window to front elevation. Radiator. Shelved cupboard. TV aerial and telephone points.

Bathroom

6' 4" x 5' 6" (1.92m x 1.67m) Modern white suite comprising:- Panelled bath with mixer shower and side screen, low level W.C and vanity wash hand basin. Part tiled walls. Tiled floor. Extractor fan. Chrome heated towel rail.



OUTSIDE

The property boasts a delightful south facing rear garden, which is designed for ease of maintenance and well enclosed by fencing with gated access to the side. The garden features a raised decking area and a central pathway laid with chippings, leading to a private patio area. There are flowerbed borders to either side of the pathway and an outside tap. The property has the added benefit of parking for three cars (Two allocated spaces to the front and a further one to the rear).

ENERGY RATING

Band C (73).

COUNCIL TAX

Cornwall Council. Tax Band 'B'.

DIRECTIONS

Heading towards Bodmin on the B3268, go past Bodmin College and take the 1st exit at the mini-roundabout onto College Lane. Follow the road around to the right and then turn left onto Helman Tor View. At the next mini roundabout take the second exit (right) and follow the road. Branch off to the right and No.61 is located within the second cul-de-sac on the right-hand side.



LOUNGE



VIEW FROM MAIN BEDROOM



KITCHEN AREA



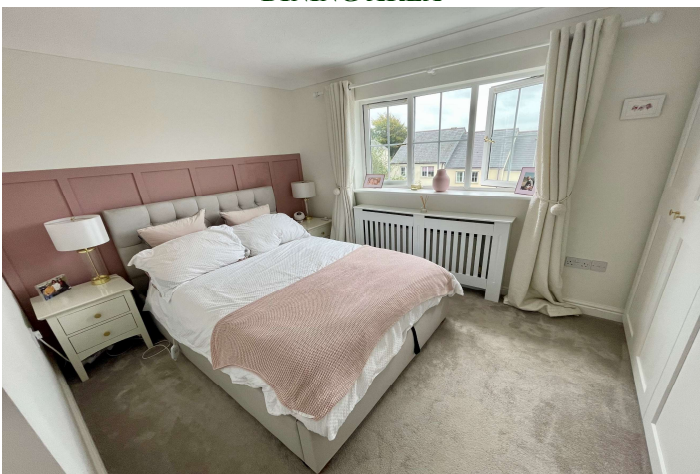
BEDROOM TWO



DINING AREA



BATHROOM



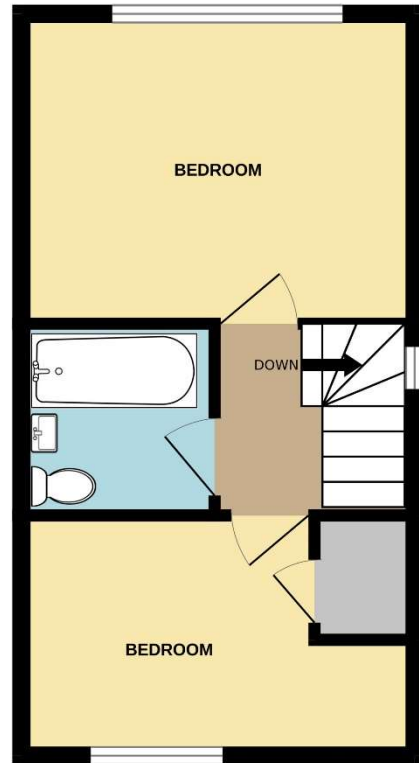
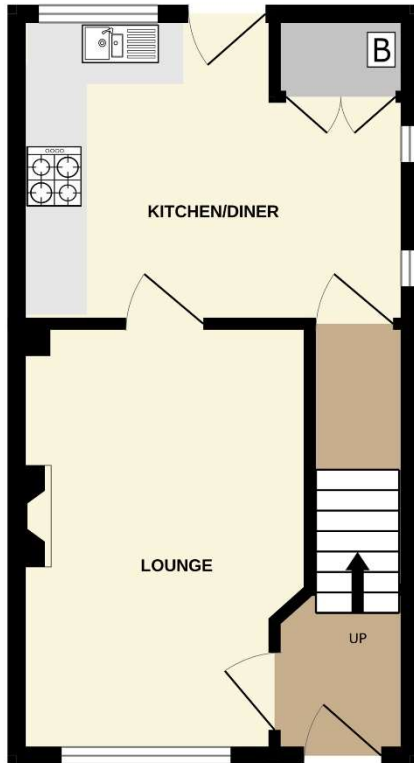
BEDROOM ONE



REAR ELEVATION

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY, NOT TO SCALE)

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