

TREVEDDOE, BERRYCOOMBE ROAD, BODMIN, PL31 2NS



An older style two bedroom detached bungalow of Cornish Unit Construction and with no ongoing chain, set within a generous size plot which enjoys a tucked away location in the heart of the town.

Accommodation Comprises:- Entrance hall, lounge, kitchen, two double bedrooms, bathroom, electric night storage heating, uPVC double glazing, detached garage, driveway parking for three cars, shed, greenhouse and a large garden.

£240,000

SITUATION

'Berrycoombe Road' lies just a short distance north of the town centre with easy access to local amenities.

Bodmin offers an extensive range of shopping facilities and services, including a leisure centre on the outskirts of the town and an 18 hole golf course at nearby Lanhydrock. The A30 and A38 trunk roads are close to hand, providing excellent links to the rest of the county.

Alternatively, Bodmin Parkway mainline train station is located just a few miles outside of the town.

ACCOMMODATION (All sizes approximate):-

Covered Entrance

Wood effect uPVC double glazed front entrance door opening into:-

Entrance Hall

12' 7" x 5' 8" (3.83m x 1.73m) Night storage heater. Telephone point. Access to loft space. Built-in cloak cupboard enclosing the electric meter and fuse board. Doors leading off to all rooms.



Lounge

15' 0" x 11' 0" (4.57m x 3.36m) A dual aspect room with uPVC double glazed windows to front and side elevations. Stone fireplace and hearth. TV aerial point.

Kitchen

10' 5" x 10' 2" (3.18m x 3.10m) 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. Space for electric cooker with extractor fan. Space and plumbing for washing machine. Space for under counter fridge. Part tiled walls. Built-in airing cupboard with hot water storage cylinder and shelving. uPVC double glazed window to rear elevation. uPVC double glazed door to outside.

Bedroom One

13' 3" x 10' 2" (4.04m x 3.09m) uPVC double glazed window to rear elevation. Night storage heater. TV aerial point.

Bedroom Two

10' 2" x 10' 2" (3.10m x 3.09m) uPVC double glazed window to front elevation.

Bathroom

7' 4" x 6' 6" (2.24m x 1.97m) (Maximum) Matching suite comprising:- Panelled bath with Redring electric shower unit over, low level W.C and pedestal wash hand basin. Part tiled walls. Obscure uPVC double glazed window to rear elevation.



OUTSIDE

From Berrycoombe Road is a shared vehicular access leading up to Treveddoe. To the front of the property is a concrete driveway with parking for approximately three cars and steps leading up to the front door. Arranged to the side and rear is a substantial garden, which is sloping and predominantly laid to lawn. Located at the top end of the garden is a large shed and greenhouse.

Detached Garage

17' 11" x 10' 2" (5.47m x 3.09m) Double and single doors to front. Windows to side. Light & power connected.

AGENTS NOTE

The property is classed as non-standard construction (Cornish Unit) and is therefore suitable for cash buyers only. However, we would advise potential buyers to make their own enquiries as to whether any kind of borrowing could be obtained.

ENERGY RATING

Band G(19).

COUNCIL TAX

Cornwall Council. Tax Band 'C'.

DIRECTIONS

Heading into the centre of Bodmin from Turf Street, take the first exit at the roundabout onto Dennison Road. Continue to the next mini-roundabout and take the second exit onto Berrycoombe Road. The entrance is almost immediately after on the right-hand side (Next to the Berrycoombe Road sign).



LOUNGE



BATHROOM



KITCHEN



DETACHED GARAGE



BEDROOM ONE



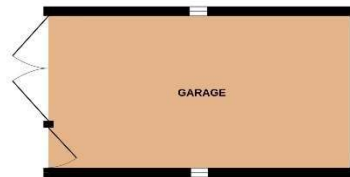
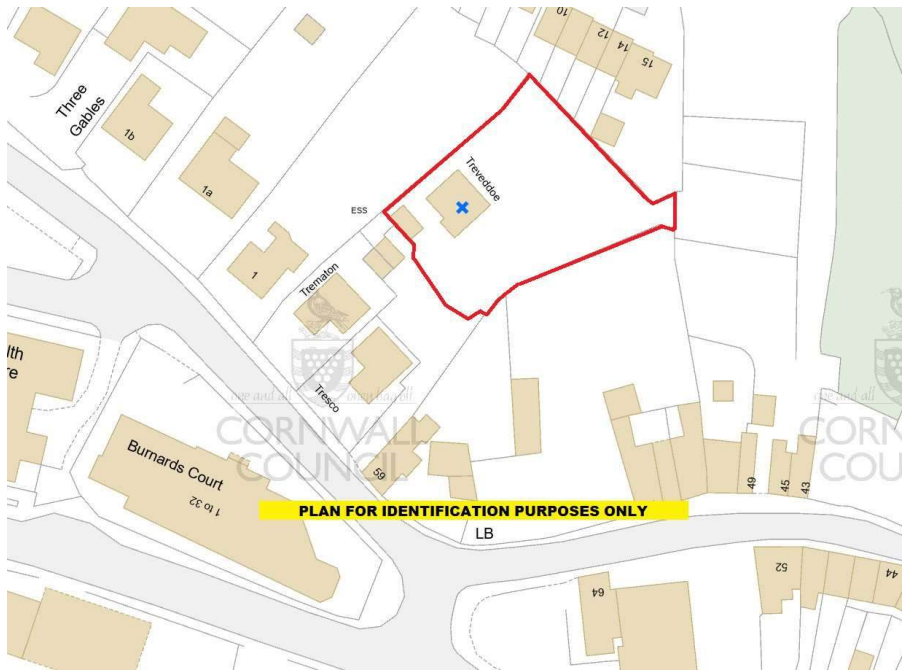
SIDE GARDEN



BEDROOM TWO



REAR GARDEN



Measurements are approximate. Not to scale. Illustrative purposes only.
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Members of the NAEA



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