

## KEEL MEADOW, MOUNT, BODMIN, PL30 4EU



**A charming two bedroom semi-detached stone built cottage with no ongoing chain, located in the small rural village of Mount on the southern fringes of Bodmin Moor.**

**Accommodation Comprises:- Living room, modern kitchen, landing, two bedrooms, shower room, box room/study, oil fired central heating, uPVC double glazing, open fronted parking area to the rear.**

**£198,000**

## SITUATION

Keel Meadow is situated on the crossroads in the centre of the village and a short walk from the Jubilee Hall.

The neighbouring village of St Neot lies approximately 2.5 miles east of Mount and provides a range of local amenities including the medieval parish church, 'The London Inn' pub, primary school and community hall. The major town of Bodmin is situated approx 6 miles to the west, offering a wider range of shopping facilities and public services.

## ACCOMMODATION (All sizes approximate):-

### GROUND FLOOR

#### Entrance

Part glazed front entrance door opening into:-



#### Living Room

18' 11" x 11' 10" (5.77m x 3.60m) A dual aspect room with uPVC double glazed sash window to front elevation and uPVC double glazed window to rear elevation. Two radiators. Fireplace with fitted wood burning stove, inset granite lintel and slate hearth. TV aerial point. Beamed ceiling. Stairs to first floor. Small under stairs cupboard. Built-in cloak cupboard. Wall mounted box housing the electric meter and consumer unit. Part glazed composite door to outside. Door to:-

#### Kitchen

18' 5" x 6' 10" (5.62m x 2.09m) Modern range of matching shaker style wall, base and drawer units with rolled edge worktops. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built-in electric oven and grill. Separate inset four ring electric hob with stainless steel extractor over. Integrated dishwasher. Part tiled walls. Built-in shelved cupboard. Feature exposed stone wall with small fireplace. Two radiators. uPVC double glazed windows to front, side and rear elevation.

### FIRST FLOOR

#### Landing

Vaulted ceiling with part exposed beams.

#### Bedroom One

12' 0" x 9' 4" (3.65m x 2.84m) uPVC double glazed sash window to front elevation. Radiator. Vaulted ceiling with part exposed beams. Built-in double wardrobe with hanging rail and storage above. TV aerial point. Feature exposed stone wall.

#### Bedroom Two

10' 8" x 6' 8" (3.26m x 2.04m) uPVC double glazed sash window to front elevation. Loft hatch. Radiator. TV aerial point.

#### Shower Room

7' 3" x 6' 4" (2.20m x 1.94m) (L shape maximum) Shower cubicle with Triton electric shower unit and tiled surround. White low level W.C and pedestal wash hand basin. Chrome electric heated towel rail. Part tiled walls. Shaver light and socket. Patterned uPVC double glazed window to rear elevation. Sloping ceiling (Some restricted headroom).

#### Box Room/Study

6' 11" x 3' 10" (2.11m x 1.16m) uPVC double glazed window to rear elevation. Radiator. Sloping ceiling (Some restricted headroom).



### OUTSIDE

Small stone walled frontage with access to the front door. Open fronted parking area to the rear with an outside tap, oil tank and an oil fired combination boiler.

### ENERGY RATING

Band D(49).

### COUNCIL TAX

Cornwall Council. Tax Band 'B'.

### DIRECTIONS

Heading east into Mount from Bodmin, continue to the crossroads junction in the centre of the village and the property is located on the right-hand side.



**LIVING ROOM**



**SHOWER ROOM**



**KITCHEN**



**BOX ROOM**



**BEDROOM ONE**



**REAR ELEVATION**



**BEDROOM TWO**

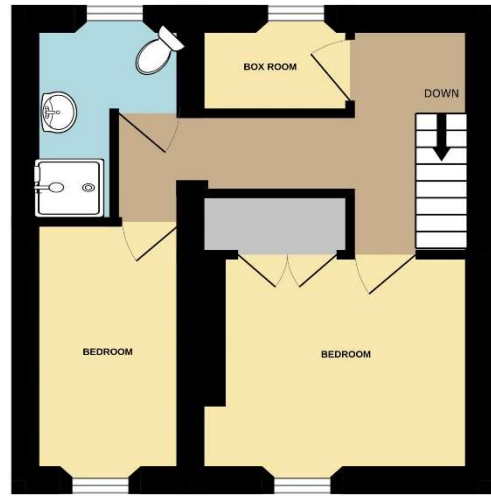


**PARKING AREA**

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)**

Members of the NAEA



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