

Berry Towers, Bodmin, Cornwall

Guide Price: £200,000

STRATTON CREBER













Stratton Creber Bodmin are delighted to bring to the market this converted two bedroom bungalow.

Converted from an old workshop and is well presented throughout. There is oil fired central heating, double glazing, parking and a garage. The property is south facing and the sunny low maintenance garden to the front has raised beds, a decked seating area and a gravelled parking space. There is also a single garage with an up and over door to the front.

A few steps lead up to the footpath to the front door. A wide sliding patio door opens to the kitchen/dining room which has a range of floor and wall cabinets with roll edge worktops incorporating a stainless steel sink unit and there is space for a fridge freezer and electric oven. Open plan off the kitchen is the lounge which has a further wide sliding patio door to the front and a spiral staircase to the mezzanine floor overlooking the lounge. To the rear of this room is a door opening to the utility room which has a floor standing oil boiler, plumbing and space for a washing machine with work surface over. A further door leads from here into the bathroom which has a panelled bath, w.c., wash hand basin and extractor fan. At the other end of the lounge an archway leads to a corridor giving access to the two ground floor







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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