



**Athelstan Park, Bodmin, Cornwall**

Guide Price: £240,000

**STRATTON  
CREBER**







Situated on the popular and well-established Athelstan Park development, this three-bedroom detached bungalow presents an excellent opportunity for buyers seeking a property to update and modernise to their own tastes and requirements.

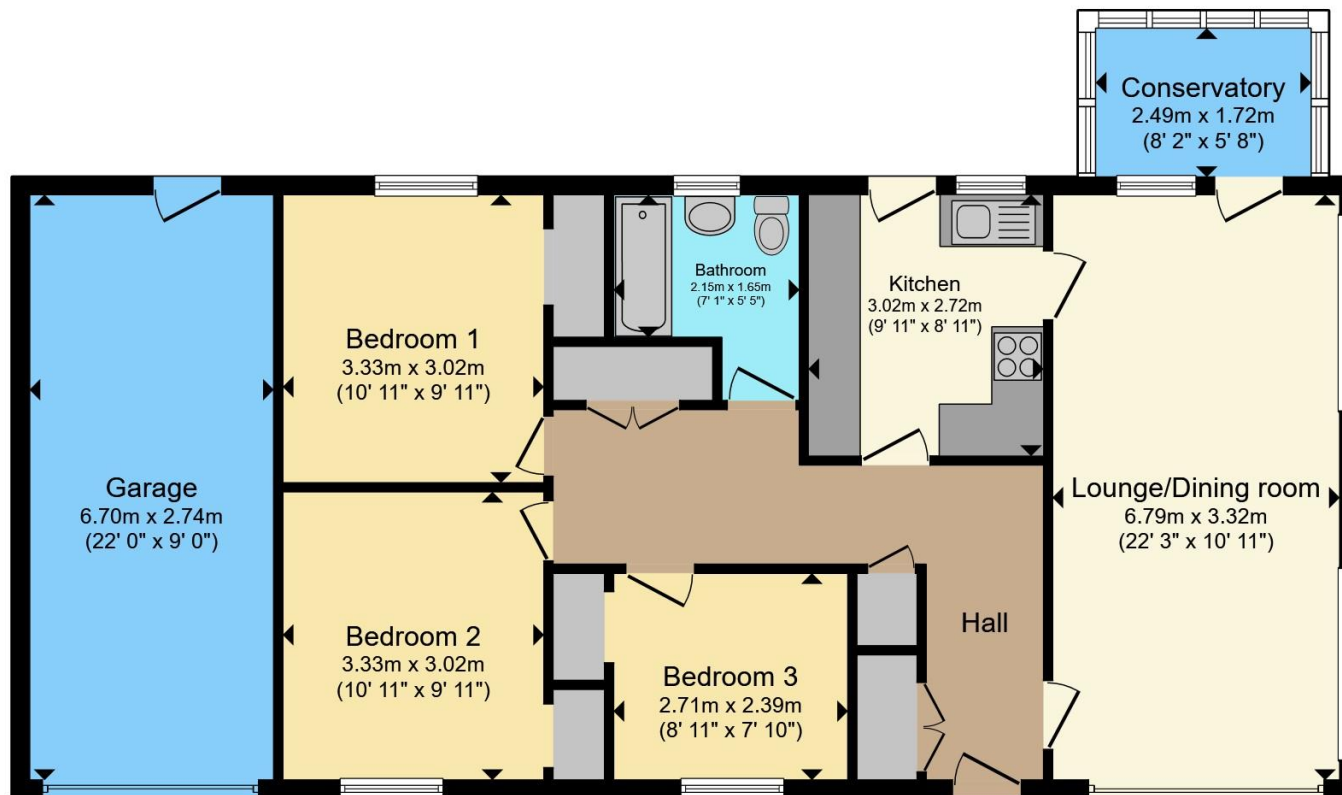
The accommodation comprises an entrance hall, spacious dual-aspect lounge/dining room with access to the conservatory, fitted kitchen, three bedrooms and a family bathroom. The property offers well-proportioned accommodation throughout and provides fantastic scope for improvement and enhancement.

Externally, the bungalow benefits from a generously sized attached garage, driveway parking and enclosed gardens, offering ample space for outdoor enjoyment.

Requiring a programme of updating and modernisation, this property is ideal for purchasers looking to add value and create a comfortable home in a sought-after residential location.

Athelstan Park is situated on the western side of Bodmin, this three-bedroom detached bungalow enjoys a convenient position close to a range of local amenities.





Total floor area 107.1 m<sup>2</sup> (1,153 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)





Council Tax Band: **D**

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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