



ESTATE AGENTS, LETTING AGENTS  
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## 1 BESWETHERICK FIELDS, LUXULYAN, PL30 5FB

**\*\*NO ONWARD CHAIN\*\*** AN EXCITING OPPORTUNITY TO PURCHASE A ONE DOUBLE BEDROOM GROUND FLOOR FLAT IN A MODERN DEVELOPMENT IN THIS POPULAR VILLAGE. BENEFITS FROM ALLOCATED PARKING SPACE AND FRONT GARDEN OFFERING DISTANT COUNTRYIDE GLIMPSES. CUL-DE-SAC LOCATION. EARLY VIEWING RECOMMENDED. \*THIS IS AN AFFORDABLE HOME AND IS SUBJECT TO A SECTION 106 RESTRICTION WHERE IT IS SOLD AT 68% OF OPEN MARKET VALUE.

\*OPEN PLAN LIVING SPACE \*MODERN FITTED KITCHEN \*BATHROOM \*DOUBLE BEDROOM \*FRONT GARDEN \*ALLOCATED PARKING SPACE



**PRICE: £78,200\***

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The property is situated in a cul-de-sac of mixed property types located within a quarter of a mile of village amenities.

In front of the property is one allocated parking space with two further shared visitor spaces nearby.

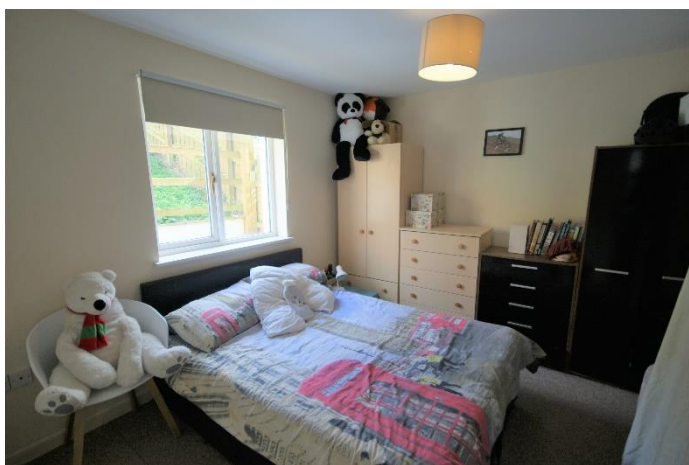
A pathway shared with No.3 leads to a front garden which is enclosed by a metal fence. There is an outside storage house. The pathway continues down the side of the property to the main entrance.

**ACCOMMODATION IN DETAIL, ALL MEASUREMENTS ARE APPROXIMATE.**

A door with double glazed inserts opens to the hallway.

**HALLWAY:** Door to built in storage cupboard. Night storage heater. Wood effect flooring. Wall mounted consumer unit. Doors to bedroom, bathroom and open plan living space.

**DOUBLE BEDROOM:** 11ft1 x 9ft9. Double glazed window to the rear, wall mounted electric panel heater.



**BATHROOM:** 11ft1 x 9ft9. Double glazed obscured window to the side, vinyl flooring, close coupled WC, pedestal wash basin, panel bath, mains shower, wall mounted glazed shower screen, tiled splashbacks.



**OPEN PLAN LIVING SPACE:** 17ft6 max x 17ft3. Wood effect floor, double glazed windows and French doors offering some distant countryside glimpses. Door to cupboard, floor-based storage units with work surfaces over, integrated electric oven and grill, four ring electric hob, inset sink and drainer, space for fridge, space for freezer. Matching wall mounted storage units. Space for dining table and lounge area.

**AGENTS NOTE:** This property is subject to a Section 106 restriction. It is to be sold at 68% of it's current full market value. Eligibility to purchase criteria apply, please contact us for more details.

We understand this property is sold with the remainder of a 999-year lease which commenced in 2011. The current owners pay a management fee of £10 per month to HomeQuest Ltd.



**EPC BAND: B**

**COUNCIL TAX: A**