



Kernow Properties

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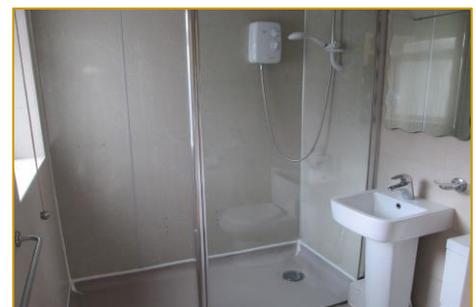
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25 Valley View Bodmin, PL30 3LQ

3 Bedroom Detached bungalow, set in a corner plot with generous garden to the front and rear. Wood flooring in hallway and lounge. Kitchen, utility room, conservatory, wet room, 3 bedrooms. and garage. Benefiting from Solar Panels, owned by the property generating an income to the owners. Double Glazed throughout No Onward chain and located in the ever sought after area of St Teath



£315,000 Freehold

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Property

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Entrance Hallway

Double Glazed door to front elevation. Wood flooring. Doors to lounge, Kitchen, Bedrooms, Wet Room, Radiator.

Kitchen 14' 3" x 10' 0" (4.34m x 3.05m)

Range of Base units to one elevation. Rolled edge worktops above incorporating a stainless steel single sink. Space for Dishwasher, Electric cooker. 2 Double Glazed windows to the rear elevation overlooking the garden and allowing a good amount of natural light flood into the property. To One elevation a further set of double doors give access to an airing cupboard housing the immersion cylinder, a further set of doors give access to a pantry. Tilled floor, Radiator. Double Glazed door to utility

Utility room 7' 11" x 5' 6" (2.41m x 1.68m)

Belfast Style Sink, with hot and cold water supply. Space for Washing Machine. Sliding door gives access to the garage while a further double glazed door gives access to the conservatory.

Garage 14' 11" x 8' 0" (4.54m x 2.44m)

Metal up and over door to the front elevation. Range of shelving. Power and light positions. Storage system and controls for solar panels.

Conservatory 8' 9" x 7' 6" (2.66m x 2.28m)

Double Glazed to the rear elevation with sliding patio doors leading to the rear garden.

Lounge 14' 0" x 9' 9" (4.26m x 2.97m)

Double glazed patio doors to the front elevation. Fireplace set on a slate hearth. Wood flooring continues from the hallway into the lounge.

Bedroom One 11' 3" x 9' 9" (3.43m x 2.97m)

Double Glazed window to front elevation. Radiator

Bedroom Two 11' 2" x 7' 5" (3.40m x 2.26m)

Double Glazed window to rear elevation. Radiator

Bedroom Three 8' 4" x 6' 9" (2.54m x 2.06m)

Double Glazed window to rear elevation. Radiator

Wet Room

Tilled with additional shower splash boards around shower enclosure. Low Level WC, pedestal wash hand basin. Walk in shower with electric fitted shower. Double Glazed frosted window to the front elevation. Radiator.

Outside Front

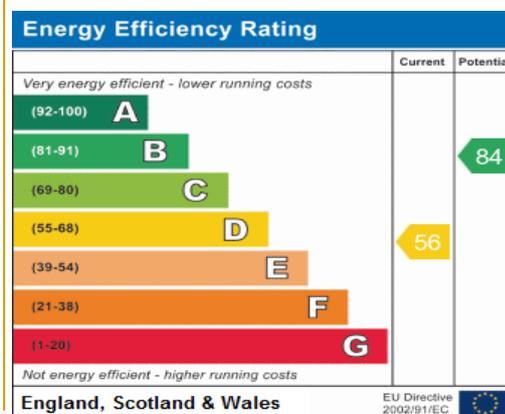
The property is approached via a tarmac driveway with parking for numerous cars leading to the garage with an additional gravel parking area to the side. The property to the front also boasts an area of lawn with mature shrubs and hedging. A pathway leads to the front door and to the side of the property where a gated access can be found to the rear of the property.

Outside Rear

The rear garden is very private with a generous size lawn being a corner plot. Range of mature shrubs and hedging. Fence boundaries. 2 Large wooden sheds within the garden, one set on a concrete base.

Agents Notes

This property is offered for sale with no onward chain, with a little work it could be a beautiful home for someone. The solar panels on the roof are owned by the property and not on any form of a lease giving cheap electricity for the new owners. The gardens are of particular delight due to the size. Located in one of the most desirable locations this area it will not be on the market long. We strongly recommend an early viewing on this property.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

