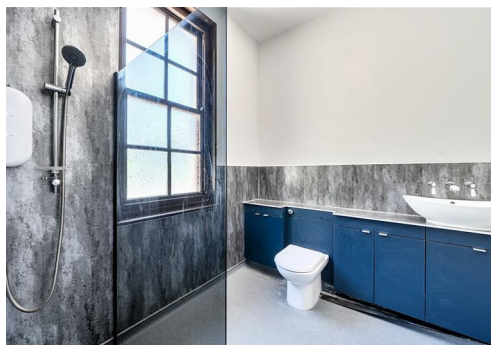




The Old Cottage



Bodmin Centre ½ mile A30(T) 2 miles

A single storey well-presented detached residence with courtyard garden and garden

- Open-Plan Kitchen, Dining & Living Room
- 2 Bedrooms
- Wet Room
- Spacious Accommodation
- Well Presented
- High Ceilings
- Lawn Garden Area
- Courtyard Garden Area
- Freehold
- Council Tax Band C

Guide Price £275,000



SITUATION

The Old Cottage is situated adjacent to Victoria Square Children's Play Area a short drive from Bodmin Town Centre.

Bodmin offers a range of amenities and is conveniently located in the centre of the County with good access to both the A30(T) and the A38. Bodmin Parkway Railway Station is about 3 miles to the south offering a service between Penzance and London Paddington.

DESCRIPTION

The accommodation for The Old Cottage is well-presented to the market and has a spacious feel with high ceilings throughout.

A part glazed front door opens to a well-proportioned Open-plan Kitchen, Dining and Living Room with doors on either side to the outside and triple aspect. The Kitchen includes a modern range of navy blue units with worktop surfaces to splashback tiling and with stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, inset fan assisted oven and grill and matching island with four electric rings, breakfast bar and space for freestanding refrigerator freezer.

There are two good sized Double Bedrooms and a modern Wet Room with walk-in shower with screen and electric shower, close coupled wc with adjacent bathroom furniture and shelving over, together with a contemporary circular washbasin and chrome heated towel radiator.

THE GARDENS

On the eastern side of the residence is a courtyard garden with areas of tarmac and concrete to fenced borders, and on the eastern and northern side is a grass garden with mature Oak tree and coniferous tree.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Travelling eastbound on the A30(T) exit at the Bodmin junction (A389). At the roundabout take the first left towards Carminow Industrial Estate. Drive under the railway bridge and follow the road sharply around to the right. Continue down to the junction and turn right. At the mini roundabout continue straight on. Drive under the railway bridge and after about 200 yards turn right where signposted towards a long-stay car park. Follow the road round to the right and then turn right towards Bodmin Parkway. There is parking on the right-hand side and The Old Cottage will be seen on the left, approached via steps, opposite the entrance to Royffe Way.

SERVICES

Mains water, electricity and drainage connected. Electric radiators.

Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02, Three and Vodafone good outdoors and indoors and EE good outdoors and variable indoors (Ofcom).

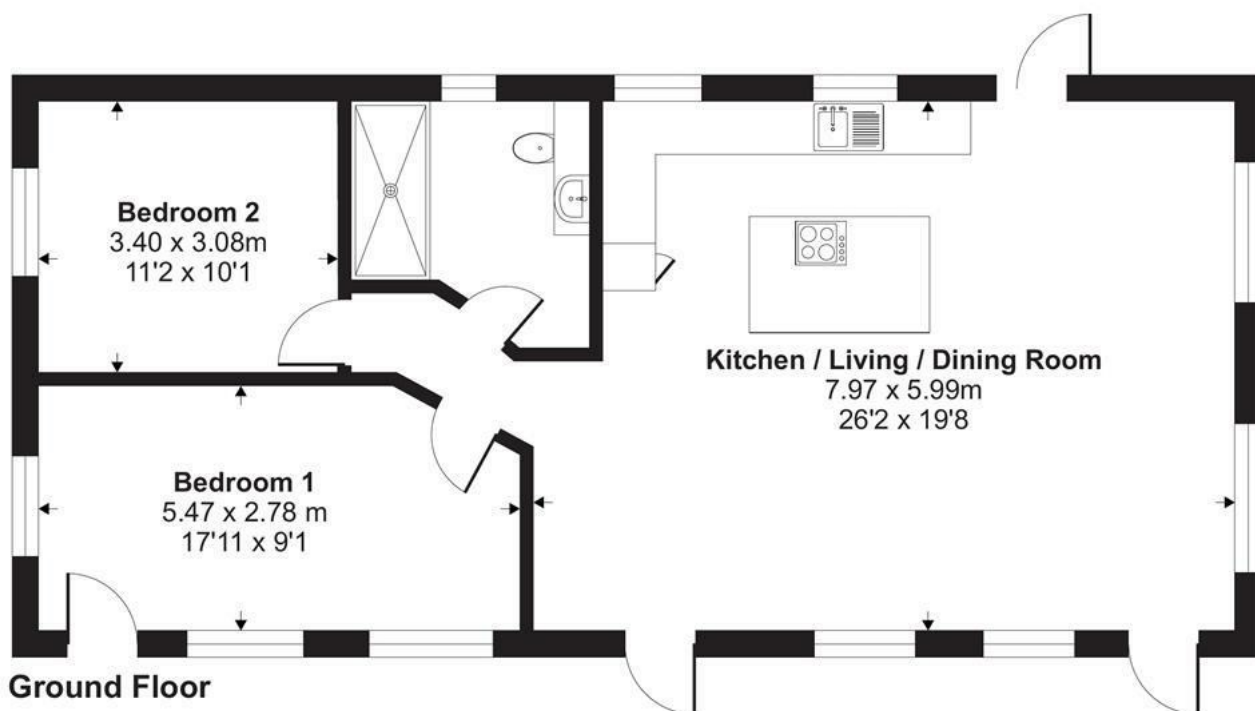
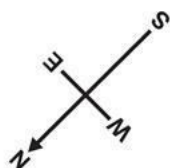
AERIAL PHOTOGRAPHS

The boundary lines indicated on the aerial photographs are not to scale, for identification and illustrative purposes only.



Approximate Area = 879 sq ft / 81.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Stags. REF: 1495927

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

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