

P e g a s u s
S t M a r y ' s R o a d

B O D M I N



Bodmin
£225,000
GUIDE PRICE

St Mary's Road



FOR SALE

PROPERTY TYPE

 Semi-Detached

BEDROOMS

 2

BATHROOMS

 1

LOCATION

 Bodmin

EPC RATING

 D

- Charming two-bedroom end-of-terrace home
- Beautifully maintained garden with pond and summerhouse
- Additional large rear patio
- Conveniently located close to Bodmin town centre
- Large garage with driveway parking and outside WC
- Modern family bathroom with a large walk-in shower and built-in storage
- Cosy living room with feature fireplace
- Bright and practical utility room with access to rear patio







Pegasus

Pegasus is a charming two-bedroom end-of-terrace property situated on St Mary's Road in Bodmin, offering well-presented and characterful accommodation together with beautifully maintained outdoor spaces. Bodmin is a historic market town in the heart of Cornwall, offering a range of shops, schools, leisure facilities and amenities, while its central location provides easy access to the wider county. Ideally located opposite Fair Park and within easy reach of Bodmin town centre, with a Morrisons Daily conveniently close by for everyday essentials.

The property is approached through a gated entrance which opens onto the attractive front garden. The front door leads into a useful porch, providing space for coats and shoes and sitting conveniently beside the main entrance to the house. Inside, the living room is a good-sized and cosy space, featuring a fireplace and a window overlooking the front garden. To the other side of the entrance is the spacious dining room, which flows openly into the kitchen, creating a sociable area for everyday living and entertaining. The kitchen enjoys a pleasant outlook towards the rear patio, while a bright utility room leads directly outside.

Upstairs, Pegasus offers two comfortable double bedrooms, both benefiting from pleasant views over the front garden. The main bedroom features useful built-in wardrobe storage, while the charming cottage feel continues with attractive decorative details and wallpaper. The modern bathroom is well appointed and also benefits from built-in storage, together with a large walk-in shower, providing a practical and stylish space. Overall, the upstairs accommodation continues the warm and homely character found throughout the property.

Outside, the property is particularly appealing, with gated access to both the front and rear. The well-established front garden is filled with mature trees, shrubs and colourful planting, together with a small pond and a charming summerhouse. To the rear, the patio provides a lovely private space for sitting out and enjoying the sunshine, while also giving access to the substantial garage. The garage is approached via a driveway with space for one vehicle, and there is also a useful outside WC attached to the rear of the house. Overall, Pegasus offers a delightful combination of character, practicality and attractive gardens in a highly convenient Bodmin location.



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.

Location: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is nearby, providing access to the mainline which runs to London Paddington. Newquay Airport is less than 30 minutes by car, offering flights to a range of domestic and European destinations.

Viewing: Strictly by appointment.

Directions: Sat Nav- PL31 1NG

What3Words: ///works.cloak.handle

Local authority: Cornwall Council

Council Band: B

Tenure: Freehold

Services:

Heating – Gas

Electric - Mains

Water – Mains

Sewerage – Mains



VIEW PROPERTY ONLINE



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