35 LAROCHE WALK

BODMIN

THE PROPERTY SHOP

Bodmin

Guide Price
£250,000

Laroche Walk

FOR SALE

PROPERTY TYPE	BEDROOMS	BATHROOMS	LOCATION	EPC RATING
Terraced	3	2	Bodmin	A

- Attractive three-bedroom mid-terrace property
- Generous accommodation arranged over three floors
- Beautifully landscaped, tiered rear garden
- Contemporary kitchen/dining room with French doors to the garden
- Spacious and inviting living room
- Ground floor cloakroom/WC
- Impressive far-reaching countryside views
- Two allocated parking spaces





Laroche Walk

A well-presented three-bedroom mid-terrace home offering spacious accommodation arranged over three floors, complemented by far-reaching countryside views, a thoughtfully landscaped rear garden and two allocated parking spaces. Situated within the popular Borough View development on the western outskirts of Bodmin, the property provides versatile and modern living, ideal for a range of buyers.

The ground floor comprises a welcoming entrance hall, a spacious living room and a convenient cloakroom/WC. To the rear, the contemporary kitchen/dining room offers ample space for everyday dining and entertaining, with French doors opening directly onto the garden.

On the first floor are two generous double bedrooms and a modern family bathroom. The entire second floor is dedicated to the impressive principal bedroom, which benefits from built-in a stylish en-suite shower room, creating a lovely private space.

Externally, the enclosed rear garden has been thoughtfully landscaped across three levels, providing attractive seating and entertaining areas. A rear access gate leads to two allocated parking spaces. Further benefits include gas-fired central heating and double glazing throughout.


LOVE


LOVE




















OUTH
LIVERPO

Property: Laroche Walk enjoys a convenient position on the western edge of Bodmin, within easy reach of the Camel Trail and a good range of local amenities, including supermarkets, schools, leisure facilities and an independent cinema.
Schools: Berrycoombe Primary School, St Petrocs Primary School, St Marys Primary School, Bodmin College, Callywith College.
Transport Links: A short drive to join the A30. Nearby Bus Stops for ease. Bodmin Parkway Train Station is Nearby

Viewing: Strictly by appointment.
Directions: Sat Nav PL31 2SB
What3Words: ///flown.pouch.chained

Local authority: Cornwall Council
Council Band: C
Tenure: Freehold

Services:
Heating – Gas
Electric – Mains
Water - Mains
Drainage – Mains



VIEW PROPERTY ONLINE








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Ground Floor

First Floor

Second 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.



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