

KIVELLS

26 Valley View

St. Teath, Bodmin, Cornwall, PL30 3LQ



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Guide Price: £195,000

Well sized three bedroom mid terraced house

Garage and driveway parking

Enclosed front and rear gardens

Sought after village location

Walking distance to reception and primary school

EPC - D



Description

Mid Terrace House

This well-proportioned three-bedroom mid-terrace house presents an excellent opportunity for those seeking a family home in a popular village setting. The accommodation offers practical living spaces, including a welcoming entrance hall, a spacious living area, separate dining room and a functional kitchen. Three bedrooms provide flexibility for family living, guest accommodation, or a home office. The property benefits from both double glazing and night storage heating (EPC rating D), supporting efficient and comfortable every-day living. Located within walking distance of local schools (reception and primary), the home is well suited to families and those seeking convenience. The property further benefits from a single garage with up and over door, power and lighting, as well as driveway parking directly in front, providing secure and accessible vehicle access. The outside space has been designed for ease of maintenance and privacy. At the rear, a low maintenance gravelled area leads through a pedestrian gate to an enclosed garden, with fencing to the side enhancing seclusion. A 6' x 4' greenhouse is positioned to one side, while a paved concrete path guides you to the rear door. The artificial grass rear lawn offers a tidy appearance year-round, with a designated location for a washing line. The front garden, accessed from the hall, features a concrete path running the length of the garden, with an established shrub border to the left and a hit and miss fence to the right. The majority of the front garden is laid to lawn, interspersed with evergreens and perennials and framed by mature shrub borders. A gate at the top provides access to a public footpath, offering a convenient route into the heart of the village. The property's driveway parking and garage are situated at the rear, contributing to the overall practicality and appeal of this well-located village home.



Accommodation

The Room Guide

UTILITY ROOM:

uPVC fully double glazed door with obscure glass. Polycarbonate sheet roofing with large picture window to the rear having obscure glass. Roll top work surface with useful storage space under, space and plumbing for washing machine, stainless steel sink inset with cold and hot water feeds and timber half glazed door leading into:-

KITCHEN:

Window into utility. Matching wall and base units with roll top work surfaces, tiled splash backing and inset stainless steel sink, drainer unit and mixer tap over. Inset electric hob with extractor hood, integrated oven and grill. Electric consumer unit and trip switches, parquet effect Oak tiled floor and large airing cupboard housing the factory lagged hot water cylinder and slatted shelving. Door into:-

DINING ROOM:

uPVC double glazed window to the rear. Pendant ceiling light, wood effect laminate flooring throughout, night storage heater and space for dining furniture. Door into:-

INTERNAL HALLWAY:

Half glazed obscure glass uPVC door with flag window to the side leading to the front garden. Continuation of wood effect laminate flooring. Stairs leading to the first floor with under stair storage space. Telephone point, pendant ceiling light and door into:-

LIVING ROOM:

Large uPVC double glazed picture window to the front. Continuation of wood effect laminate flooring throughout, directional spotlighting, location of internet access point and night storage heater.

FIRST FLOOR LANDING:

Stairs rise from the hallway. Fully carpeted throughout with overhead large storage area in addition to loft access hatch. Night storage heater, pendant ceiling light and doors off.



Accommodation

The Room Guide

SHOWER ROOM:

uPVC double glazed window to the rear with obscure glass. Corner shower with bi-folding glass door and electric Mira shower over, floor to ceiling tiled splash backing, vanity unit with inset ceramic wash hand basin having mixer tap and cupboard beneath. Central heating towel rail, wall heater and ceiling light.

CLOAKROOM:

uPVC double glazed window to the rear with obscure glass. Mid level W.C. Tiled splash backing to half height, wood effect laminate flooring and ceiling light.

BEDROOM THREE:

A good sized single bedroom with uPVC double glazed window to the front overlooking the front garden. Pendant ceiling light, space for bedroom furniture and fitted carpet. An L-shaped room with useful storage space.

BEDROOM ONE:

Generous double bedroom with uPVC double glazed window to the front overlooking the garden. Fully carpeted throughout, pendant ceiling light, T.V. point and space for bedroom furniture.

BEDROOM TWO:

Further double bedroom with uPVC double glazed window to the rear having far reaching rural views. Pendant ceiling light, fitted carpet and space for bedroom furniture.



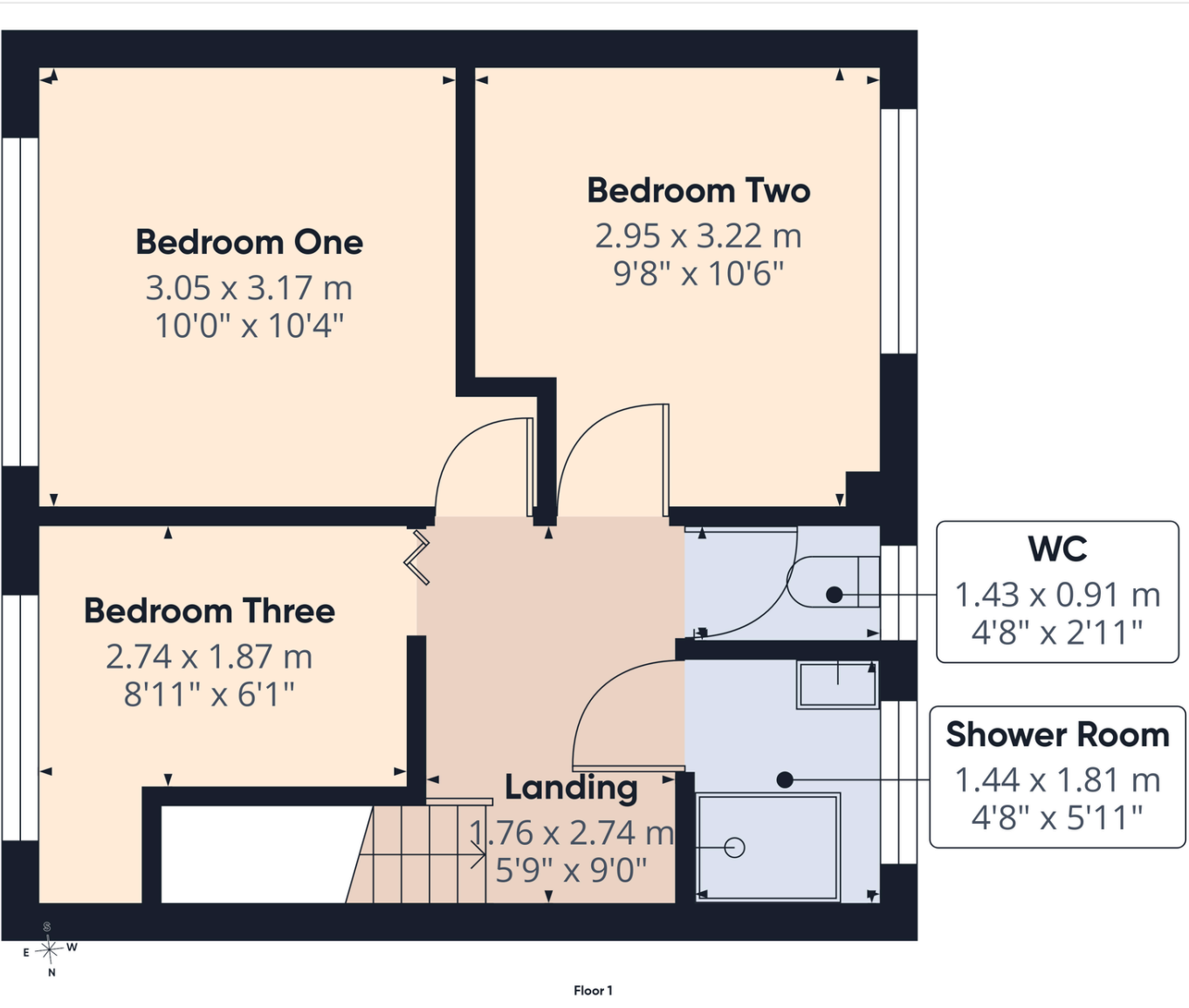
Floor Plan

See The Layout

Ground Floor



First Floor



Additional Information

Useful Property Information

SERVICES:

Mains | Water | Electric | Gas | Drainage

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

Virtual Tour available on request.

DIRECTIONS:

What3words: [/// clan.deduct.accompany](#)

EE RATING: D

COUNCIL TAX BAND: B

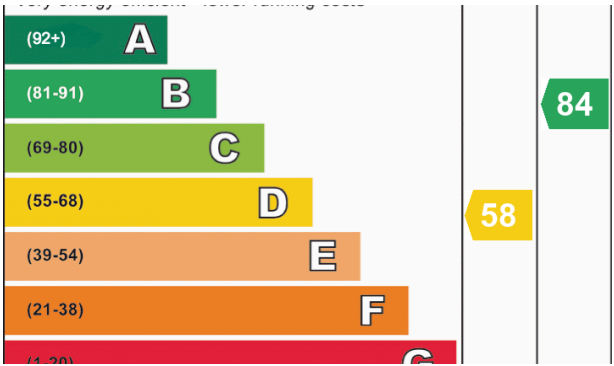
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OUTSIDE:

There is a low maintenance gravel area leading through a pedestrian gate with fence to the side leading to the enclosed and private rear garden. Location of greenhouse 6' x 4' with paved concrete path leading to the rear door and low maintenance artificial grass rear lawn with location of washing line. The front garden is access from the hall with concrete paved path leading from front to back with established shrub border to the left hand side and hit and miss fence to the right. Being chiefly laid to lawn with the addition of evergreens and perennials with established shrub borders. A gate at the top of the garden leads to a public access leading to a footpath giving access to the village.

To the rear of the property is driveway parking for a vehicle in front of the garage.



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