



Description

A mid terrace two storey property, formerly mixed use, now partly converted into two residential apartments, each having their own separate access and requiring completion works. To the rear of the property there is a good sized terraced garden with seating areas and a studio requiring refurbishment, which may provide additional living space, subject to any requisite consents, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.



Situated

St Leonards is a Conservation area situated at the top of the main shopping centre of Bodmin, offering a wide range of shops, educational and leisure facilities catering for all age groups, supermarkets and retail parks. Bodmin is readily accessible to both the A30 and A38 road networks, with a mainline railway station at Bodmin Parkway.



Ground Floor Apartment

Sitting room, kitchen, dining room/bedroom two with an adjoining room to form bedroom one and a bathroom.

Outside

Rear terraced gardens with seating areas. Studio with living/bedroom, kitchen and cloakroom.

Planning

A Grant of Conditional Planning Permission was issued under application number PA13/04311, on the 7th August 2013, for 'Change of use of ground floor butchers shop to one residential dwelling'. Please note that the first floor of the property was already a self-contained apartment. The planning permission granted was for the conversion of the ground floor shop premises to a residential apartment.

First Floor Apartment

Landing, sitting room, kitchen/breakfast room, two bedrooms and bathroom.

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

A