



**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.

**First Floor Apartment**

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

**Outside**

Rear terraced gardens with seating areas. Studio with

living/bedroom, kitchen and cloakroom.

**Viewings**

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

**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.

**EPC Rating**

**Ground Floor E.**  
**First Floor Flat F**

**Council Tax Band**

**A**