



Woodland View
Guide Price £180,000



WOODLAND VIEW

Feast Your Eyes on This Tasty Three Bedder!

Nicely set back and tucked away from the roadside is this well presented mid-terraced property offering generous and well laid out living accommodation throughout, with paved levelled gardens to both the front and rear to offer a low maintenance lifestyle and benefitting from communal street parking bays and a garage en-bloc. Offered to the market with vacant possession the property is ready to move into now and perfectly suited to a family, professional couple or investor.

Well maintained by the current vendors the property benefits from various home improvements including a modern refitted kitchen and shower room, upgraded PVCu cladding to the exterior, PVCu glazing, newly fitted thermostatic heating controls throughout, new pipework and a new roof.

Approached via a pathway leading to the paved front garden, with an attractive low picket fence frontage accessible via gated accessed where a path runs through the front garden leading to the front door.

FEATURES

- Mid-Terraced House
- Three Bedrooms
- Living/Dining Room
- Modern Fitted Kitchen & Utility Room
- Modern Shower Room
- Low Maintenance Front & Rear Gardens
- Communal Parking & Garage En-Bloc
- Upgraded PVCu Exterior Cladding
- No Chain
- EPC - E

Step inside: the frosted glazed front door with a full height frosted pane to the side that opens into a well-lit and spacious entrance hall with space for furniture and where a wooden laminated floor lies underfoot making this a welcoming space for visitors. A wooden open plan staircase positioned on the left leads to the first-floor accommodation, with handy under stairs storage beneath with internal doors leading into both the living/dining room and kitchen.

To the right, a door leads into a dual aspect open plan living/dining room allowing plenty of natural light throughout and a fireplace featuring an electric fire and wooden mantel is the focal point of the room where friends and family can come together. Here there is space for a cosy sitting area where you can enjoy a pleasant outlook of the front garden and views of rolling countryside in the distance from the window to the front aspect. To the far end of the room is the perfect place to position the dining table whilst still leaving space for other pieces of furniture. A set of glazed patio doors providing plenty of natural light to flood this space allows access into the rear garden.

Straight ahead, the newly refitted kitchen of a contemporary design and high quality features a range of base and wall units in a cool grey finish displayed to each of the surrounding walls, providing plenty of storage space including pull out storage systems to corner cupboards and deep drawers for pots and pans. Immediately to the left is an under stairs cupboard, an ideal home to house the Hoover and other household items. For cooking facilities, there is an integral Hotpoint oven and grill to the right, nicely positioned at eye level height, with an electric hob set within the complimentary worktop to the left and an integral cooker hood above. To the rear of the kitchen a glazed window allows light in and provides views into the utility room and garden beyond. A single stainless steel sink/drain unit with fountain tap over sits neatly beneath inset to the complimentary worktop with matching splashback to the walling between the cupboards. A glazed door to the far left provides access into the utility room, where you can place all of your appliances, so they are completely out of sight. Here there is space and plumbing for a washing machine and a fridge freezer too and it's the ideal place to peg coats and kick off boots. Glazed windows provide light and views of the rear garden finished with ceramic floor tiles for an easy clean. From here, a glazed door opens into the rear garden.

Returning to the entrance hall, ascend the open plan staircase to the first-floor accommodation, where you'll find the three bedrooms and a family shower room. A door opens to an airing cupboard which houses the immersion tank and is the perfect place for storing laundry and there is also access into the loft from here.

Two of the bedrooms can be located at the front and both feature glazed windows looking onto the garden, one of which is a double in size and boasts a row of quadruple fitted wardrobes with sliding doors to one wall so you won't need much furniture although there is space for further pieces if necessary. The other is a good sized single bedroom.

Immediately to the left and facing the rear aspect is the refitted and stylish contemporary shower room. A fresh white suite comprising of a circular hand wash basin inset into a vanity unit with monobloc tap over, so there's useful storage for toiletries, complete with a close coupled WC to one side of the room. To the other side sits a shower cubicle, double in size, with glass screen. Fully tiled walls in soft neutral tones with a striking border tile design adds warmth and creates a luxury feel and there is a chrome heated towel radiator, ceramic tiling to the floor and a frosted glazed window to the rear aspect to nicely finish things off.

Next door to the shower room is a further bedroom, also double in size and featuring very useful and similar fitted quadruple wardrobes to one wall as the other bedroom. A glazed window overlooks the rear garden.

Step outside: from the utility room, into the paved rear garden also in a lower maintenance design, where you can place your garden furniture and sit whilst enjoying the fresh air of the outdoors. The garden offers a sunny aspect and a high degree of privacy with mature trees and shrubs running parallel to the fencing along the side and at the rear, beyond the fully enclosed timber fenced boundary to either side. To the far left are a few steps that lead up to the pavement level where there is a gated access that takes you to the garage. From here, take a left turn towards the row of block of garages nearby and locate the last garage on the left belonging to this property. The garage is accessible via a metal up and over door.

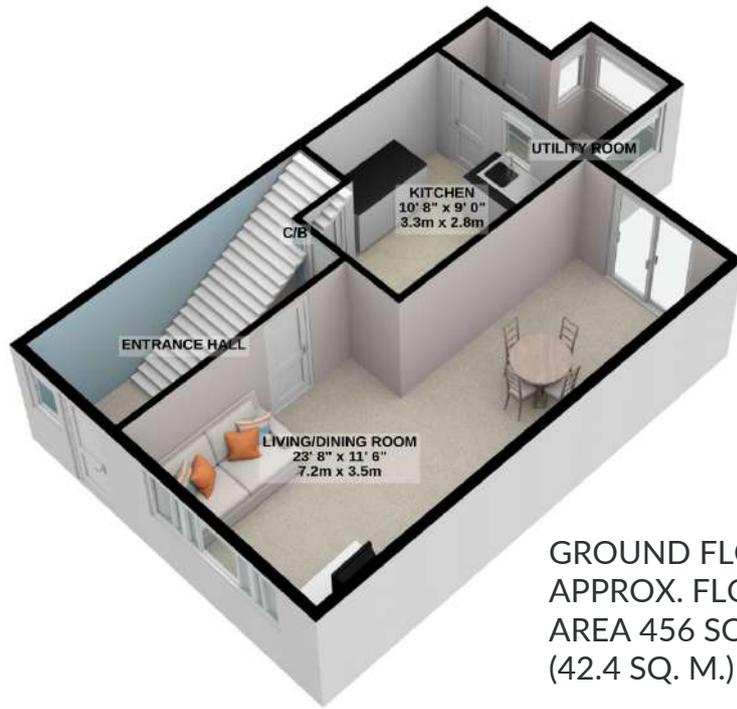
From the front door, step into the front low maintenance paved garden where a vegetable patch features and is the ideal outdoor space to place pot plants and a low-level storage shed.

My Place think: this is a lovely home that has been well maintained and ready to move into, so will tick a lot of boxes. With a garage to park your car, or provide useful storage space, and enclosed paved gardens means that you can sit back and enjoy a minimal-fuss comfortable lifestyle. We think it would make a perfect first-time buyer's home as well as an ideal opportunity if you're looking to invest! So come and take a peek to avoid missing out! What do you think?

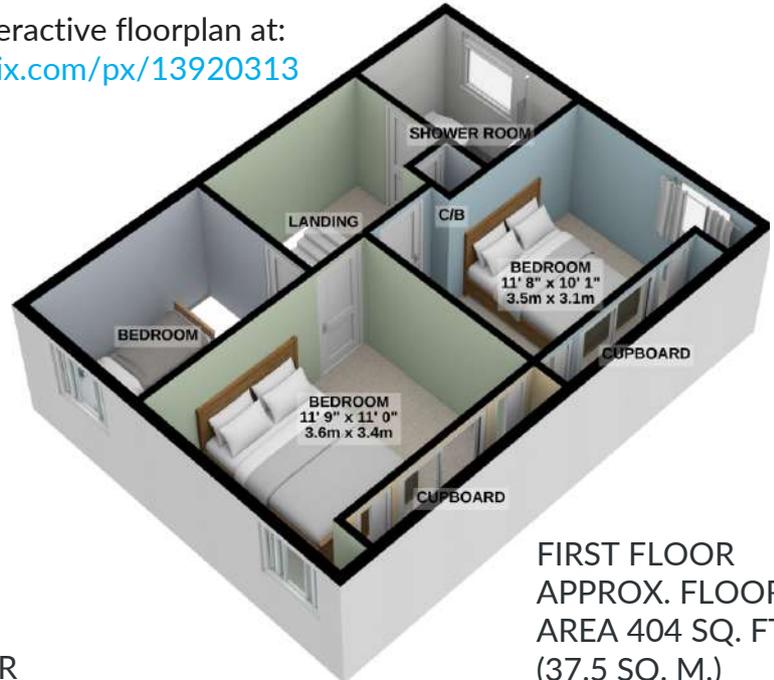




Come and view my interactive floorplan at:
<http://content.metropix.com/px/13920313>



GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ. FT.
(42.4 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 404 SQ. FT.
(37.5 SQ. M.)

TOTAL APPROX. FLOOR AREA
988 SQ. FT. (91.8 SQ. M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of property. Measurements are approximate. Not to Scale. Made with Metropix ©2020



GARAGE
AREA 128 SQ. FT.
(11.9 SQ. M.)

MY PLACE
ESTATE AGENTS

My Place Estate Agents
First Floor Offices,
Unit 18 Callywith Gate,
Launceston Road, Bodmin
Cornwall PL31 2RQ

rightmove 



01208 813874

info@myplaceestateagents.co.uk
www.myplaceestateagents.co.uk

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus, or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.