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3 Gouda Close

Bodmin, PL31 2TG

£1,550 PCM



## Description

A modern 4 bedroom 3-storey family home finished to a high specification.

Located on the Wainhomes 'Borough View' development on the western side of the town, this spacious house would make a perfect family home and benefits from a garage and includes all of the kitchen appliances.

To the front of the house is a single garage with a parking space in front. Inside, the house comprises an entrance hall with a downstairs W.C. and a good sized living room. The stylish kitchen/diner has a large under stairs cupboard and French doors leading out to the rear garden. The kitchen includes a double electric oven, gas hob, fridge freezer, dishwasher and washer dryer.

First floor: the main bedroom has an en-suite shower room with a mains fed shower. There is also a small double bedroom. The family bathroom has a bath and a separate shower cubicle with a mains fed shower. Second floor: on the top floor there are a further two double bedrooms, both with Velux windows. There is also a shower room with a mains fed shower.

The rear garden is mainly laid to lawn with a small patio area. There is a gate leading to the front of the house and there is also an external door into the garage. Gas central heating. Built to a high energy specification.

Energy rating B (83). Council Tax Band D. Deposit £1,785. Sorry, no smokers, pets or sharers.

## Viewing

Please contact The Accommodation Bureau Bodmin Office on 01208 78480 if you wish to arrange a viewing appointment for this property or require further information.

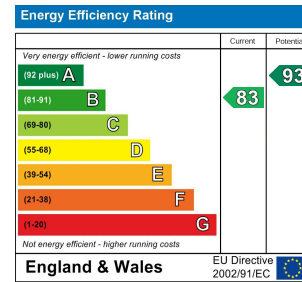
- Family Home
- On The Outskirts Of Bodmin
- High Quality Kitchen
- 3-storey
- Energy Rating B
- Gas Central Heating
- Master En-suite Bedroom
- Garage & Parking Space



## Area Map



## Energy Efficiency Graph



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