



**St Tudy
Bodmin
Cornwall
PL30 3PE**

Offers In Excess Of £765,000

bettermove

Bodmin

Bettermove are proud to present this 4 bedroom detached house in St Tudy.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

The council tax band is D.

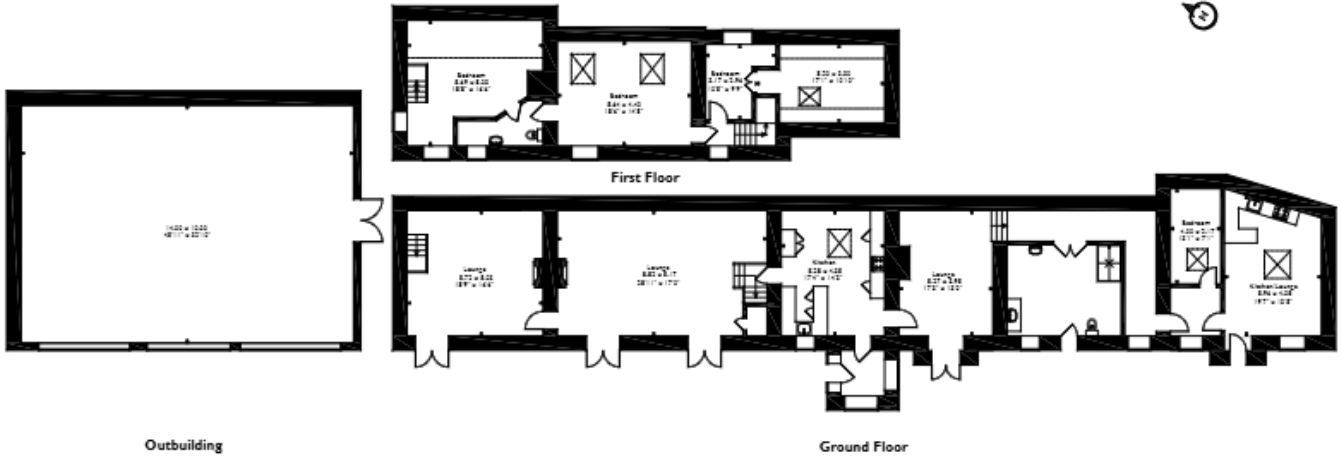
The interior of this property comprises 2 spacious living rooms, dining room, bedrooms, second kitchen living room, large shower room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and en-suite. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located a short distance away from Michaelstow and Fentonadle, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A39 and B3266.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Little Trenewth, MichaelstowSt. Tudy, Bodmin
 Approximate Gross Internal Area
 Main House = 286 Sq M/3079 Sq Ft
 Outbuilding = 140 Sq M/1507 Sq Ft
 Total = 426 Sq M/4586 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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