



**Claylands
St Beward
Bodmin
Cornwall
PL30 3PY**

Offers In Excess Of £189,000

bettermove

Claylands Bodmin

Bettermove are proud to present this 1 bedroom bungalow in Bodmin available with no forward chain.

The property is Timber Framed with render skin so will require a specialist mortgage lender.

The property benefits from double glazing, log burner and outlets for electric heating throughout and has off street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and the bathroom. The exterior boasts a front garden and rear courtyard, perfect for enjoying the summer months.

Located in the popular town of Bodmin, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A30 and A39.

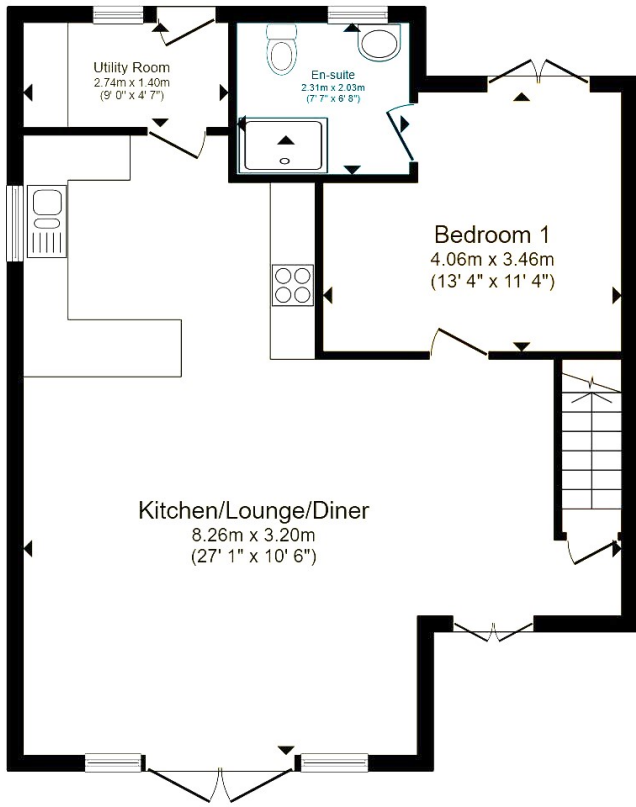
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

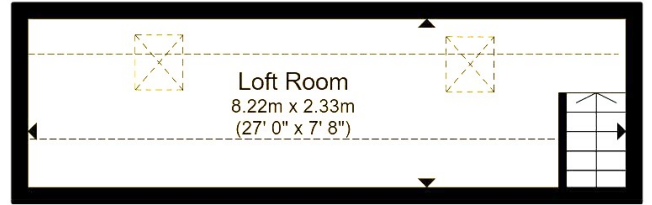
The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor

Total floor area 88.1 sq.m. (948 sq.ft.) approx



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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