



**Burden Close
Bodmin
Cornwall
PL31**

Offers In Excess Of £175,000

bettermove

Burden Close

Bodmin

Bettermove are proud to present this 3 bedroom terraced house in Bodmin, available with no forward chain.

This is a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and gas central heating throughout, with allocated parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen/diner on the ground floor. The first floor consists of three double bedrooms and a family bathroom. The exterior boasts an additional outbuilding, currently used as a studio, and a private rear garden, 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 links can be found from Bodmin Parkway Railway Station, a variety of local bus routes, and close access to the A30.

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



Burden Close, Bodmin
Approximate Gross Internal Area
Main House = 86 Sq M/926 Sq Ft
Outbuildings = 13 Sq M/140 Sq Ft
Total = 99 Sq M/1066 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.



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