

LOT  
**101**

2 Woodland View, Lanivet, Bodmin, Cornwall PL30 5HQ

GUIDE PRICE **£195,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom linked detached bungalow enjoying an elevated position in the ever popular village of Lanivet. The bungalow whilst in need of modernisation offers good sized front and rear gardens on a corner plot measuring 0.18 acres, with an attached garage and additional on drive parking.

### Situated

Lanivet is a highly sought after village conveniently situated for both the A30/A38 road networks. The village centre offers a village shop, public house, post office, fish and chip shop, primary school and church, with the nearby town of Bodmin offering a wider range of shopping, leisure and educational facilities, retail and business parks.

### Ground Floor

Entrance hall, kitchen, lounge/diner, two bedrooms and bathroom.

01208 74422. General enquiries  
Countrywide Property Auctions  
01395 275691.

### Outside

Garage and additional on drive parking, large level gardens to the front, side and rear being mainly laid to lawn.

### EPC Rating

F

### Council Tax Band

C

### Viewings

Strictly by prior appointment with Stratton Creber Bodmin

### Note

Measurements have been taken using the Promap mapping facility. Interested parties must



make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

