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Cat and Fiddle, 1 St. Leonards, Bodmin, Cornwall PL31 1JZ

*GUIDE PRICE £125,000–£150,000



A sizeable detached former public house/restaurant with HMO to the first floor, with planning permission for conversion and extension to the ground floor.

DESCRIPTION

A sizeable former public house/restaurant with HMO accommodation over, having the benefit of a Grant of Conditional Planning Permission already in place for a single storey rear extension and conversion of the ground floor to form four residential units, in addition to a 7 room HMO with communal kitchen, shower room and bathroom to the first floor. Communal garden to the rear and two parking spaces to the front elevation.

LOCATION

Higher Bore Street is located at the top of the recently regenerated town centre of Bodmin, offering an excellent range of shopping, leisure and educational facilities catering for all ages and is in proximity to the hospital. Bodmin has a selection of retail and business parks, being readily commutable to the A30/A38 road networks

PROPOSED ACCOMMODATION

Ground Floor: Flat 1: Entrance hallway, open plan living/kitchen/bedroom with en-suite bathroom. Flat 2: Entrance hall, open plan kitchen/living room with balcony, bedroom and bathroom. Flat 3: Entrance hall, kitchen/living room, bedroom and bathroom.

Flat 4: Entrance hall, kitchen/living room with balcony, bedroom and bathroom.

Proposed Accommodation

First Floor: Seven rooms, communal kitchen, bathroom and shower room.

Outside Two parking spaces to the front of the property and a large communal garden area to the rear accessed from an integral corridor from the front of the building.

EPC

Energy Efficiency Rating – TBC

AUCTION VALUER

Wendy Alexander

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

