

LOT  
91

## 2 Trelawn Cottages, Mount, Bodmin, Cornwall PL30 4ES

GUIDE PRICE **£135,000+**\*

VACANT RESIDENTIAL

### Description

A two bedroom character cottage requiring modernisation set in the pretty moorland village of Mount. The property offers three reception rooms, kitchen, conservatory and bathroom to the ground floor, with two bedrooms at first floor level and gardens with on drive parking measuring circa 0.125 acres set on the rural fringes of the village.

### Situated

The village of Mount is a traditional Cornish village set between Bodmin and Liskeard, both offering a wide selection of shopping, leisure and recreational facilities catering for all age groups and access to the A30/A38 road networks. The nearest village to Mount is St Neot circa 3 miles with a primary school, village shop and Post Office.

### Ground Floor

Entrance porch, three reception rooms, conservatory, kitchen and bathroom.

### First Floor

Landing and two bedrooms.

### Outside

Lawned garden with on drive parking and storage facilities, totalling circa 0.125 acres.

### Viewings

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

### EPC Rating

G

### Council Tax Band

A



### Note

The access from the lane is shared with 1 Trelawn Cottages and forms a right of way.

