



50 Royffe Way

50, Royffe Way, Bodmin, Cornwall PL31 1GA



Bodmin Centre ½ mile A30(T) 2 miles

An opportunity to purchase a base level one-bedroom apartment with allocated parking and small courtyard garden - exceptional value

- Hall
- Kitchen and Living Room
- Bedroom and Bathroom
- Rear Courtyard
- Allocated Parking
- Mains Gas Central Heating
- Long Leasehold
- Council Tax Band A

Guide Price £80,000



SITUATION

50 Royffe Way is situated within a popular development a short drive from Bodmin town centre. Bodmin offers a fine range of amenities and is conveniently located in the centre of the county with good access to both A30(T) and A38. Bodmin Parkway railway station is about 3 miles to the south offering a service between Penzance and London Paddington.

DESCRIPTION

The lower ground level appointment is accessed via steps to a gravelled and paved area where the front door is located. The Entrance Hall leads off to all the rooms including an open-plan Kitchen/Living Room with a fitted range of Shaker style base and eye level units with rolled worktop surfaces to splashback tiling, stainless steel single drainer sink unit with vegetable bowl and mixer tap, space and plumbing for dishwasher, integral refrigerator and freezer, fan-assisted oven and grill with four gas rings over and extractor hood, integral dishwasher, splashback and breakfast bar. There is a part glazed door to the rear outside enclosed courtyard area.

The fully tiled Bathroom includes a white panelled bath with shower and screen over, pedestal washbasin, low level wc, wall mounted towel radiator, mirror fronted bathroom cabinet and shaver light and point.

Also on the ground floor is a Bedroom.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872

264488. Viewings will be at specified times.

DIRECTIONS

Travelling eastbound on the A30(T), exit at the Bodmin junction (A389). At the roundabout take the first left towards Carminow Industrial Estate. Drive under the railway bridge and follow the road sharply round to the right. Drive down to the junction and turn right. At the mini roundabout turn straight on. Drive over the railway bridge and after about 200 yards turn right where signposted towards a long-stay carpark. Follow the road round to the right and turn right towards Bodmin Parkway. The entrance to Royffe Way will be seen on the right-hand side after a short distance.

Please park in the street outside for initial ease.

SERVICE CHARGES

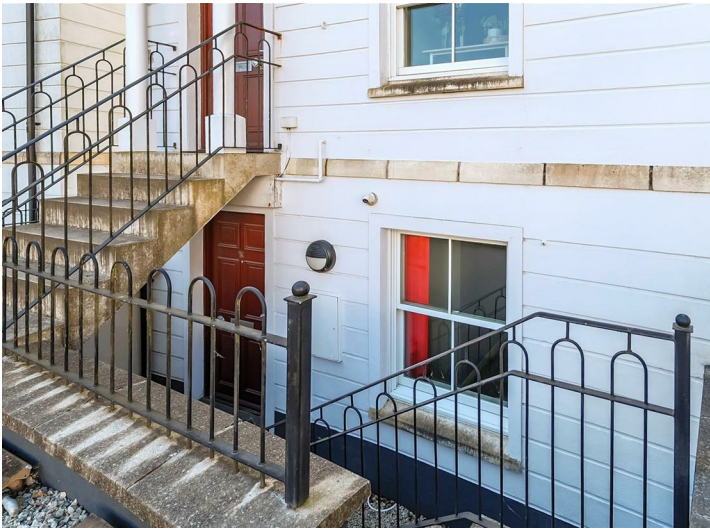
Service charge £1,628 pa

SERVICES

Mains water, electricity and drainage connected. Mains gas fired central heating. Broadband: Standard and Ultrafast available (Ofcom). Mobile telephone: 02 and Vodaphone likely and EE and Three limited inside (Ofcom). 02, Vodaphone, EE and Three likely outside (Ofcom)

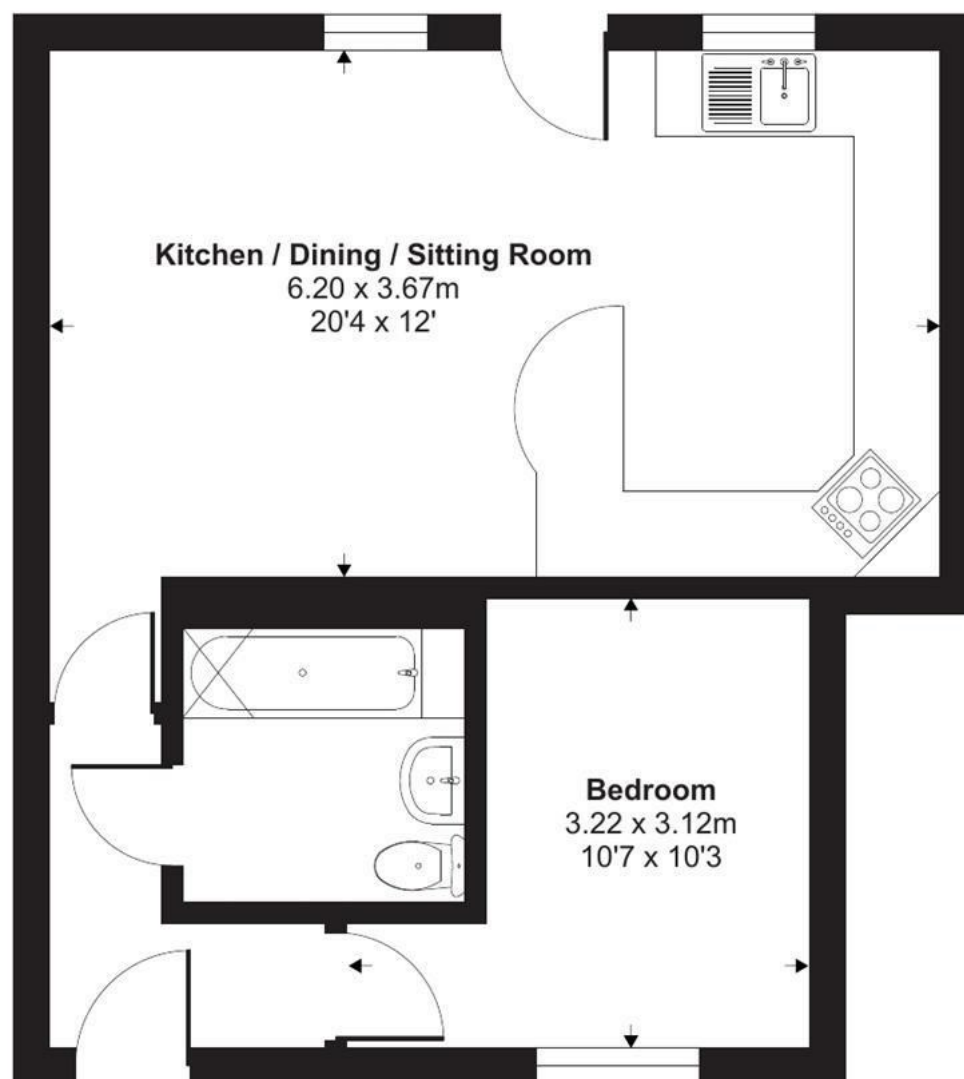
TENURE AND POSSESSION

Leasehold with vacant possession. 999 year lease with 976 years to run. The completion date will be as dictated by the auction legal pack.





Approximate Area = 431 sq ft / 40 sq m
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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