



26 Trelawny Road, Menheniot

Guide Price £375,000

PARKES & PEARN

Property Consultants • Estate & Letting Agents

In a sought-after village in South East Cornwall, this charming four-bedroom bungalow is a must view. Its well-designed layout features a kitchen diner, lounge, and convenient en suite facilities. With low maintenance and private parking, it's a canvas for personalisation. Enjoy comfort indoors with double glazing along with gas heating and outside in the tranquil rear garden.

## THE PROPERTY

Nestled within the sought-after development of a charming village in South East Cornwall, this delightful four-bedroom detached bungalow offers an inviting retreat. Boasting a thoughtfully designed layout, the heart of this cherished home is its fitted kitchen breakfast diner, complemented by a separate utility room. Relax and entertain in the welcoming lounge that offers potential for an open fire or wood burner, while the principal bathroom and en suite facilities in the master bedroom ensure comfort and convenience.

Designed for easy living and low maintenance, this splendid bungalow presents a blank canvas for its new owner to infuse their personal touch. Arranged as a study, bedroom four benefits bespoke office furniture that will be of interest to home workers. With private parking and an integral garage, everyday convenience is assured. Enjoy year-round comfort with gas central heating and double glazing, while the enclosed rear garden, featuring a lush lawn and patio seating, provides a tranquil outdoor haven.

## THE OUTSIDE

Tucked away in a serene corner of a well-loved cul-de-sac, this charming property boasts a delightful enclosed garden, perfect for those with a green thumb. With minimal maintenance requirements, it beckons gardening enthusiasts to create their own oasis. The rear garden, the focal point of the property, is a safe haven for children and pets alike. Adorned mainly with a lush lawn, cosy patio seating areas and featuring a useful garden shed, this is a garden that promises both seclusion and tranquility.

At the front, a brick-paved driveway provides convenient access to the garage and offers ample space for parking right at your doorstep. This feature not only enhances accessibility but also adds to the practicality of the property.





## THE LOCATION

Within easy reach of the A38, a direct link to Plymouth city centre and Cornwall, Menheniot is a well catered for popular village that offers amenities including a thriving combined local shop and post office, primary school, church and public house.

Local market town Liskeard is just 4 miles approx and offers a wider range of retail amenities to include shopping and banking facilities, sports centre, primary and secondary schooling.

Mainline railway links from London Paddington to Penzance can be accessed conveniently both at Liskeard and Menheniot's neighbouring hamlet Lower Clicker.

## FAQs

Garden Aspect - West

Tenure - Freehold

Services - Mains Gas, Electricity, Water and drainage.

Sat Nav Reference – PL14 3TS

Vendors position - Buying on

Agents Note: "We would recommend reviewing the Key Facts for Buyers link before viewing or purchasing this property which can be found at the end of this property listing or on our website"

## DIRECTIONS

From Liskeard proceed towards Plymouth on the A38 for approximately 3.5 miles. Take the left hand turning alongside The Hayloft Restaurant and continue for 1.5 miles until reaching the village of Menheniot. Proceed through the village and take the very last turning right before leaving the Village into Trelawny Road and follow the road into the head of the cul de sac, where the property can be found in a corner position on the right.

What3Words ///highs.nossle.supposing



# GROUND FLOOR

1191 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



## Parkes and Pearn Property Consultants

Parkes & Pearn Estate Agents, 13 Bay Tree Hill - PL14 4BG

01579 343633 • [sales@parkesandpearn.co.uk](mailto:sales@parkesandpearn.co.uk) • [www.parkesandpearn.co.uk/](http://www.parkesandpearn.co.uk/)