



Guide Price £350,000 – Freehold
St Dominick. P12

A spacious detached bungalow situated in a cul de sac location within the popular village of St Dominick. Brief accommodation comprises: -small Reception/Hall, Lounge with Wood burner, Open Dining area, Inner Hallway, Modern Kitchen, 3 Bedrooms, Conservatory, Family Bathroom, Separate w.c. Outside to the front there is a small garden mainly laid to lawn, driveway suitable for one car and access to the tandem Garage. To the rear there is a generous size garden which is mainly laid to lawn with a selection of flowers, trees and shrubs. The rear garden backs onto fields and is enclosed with fencing. The property is heated via electric heating and the Wood burner in the Lounge. Upvc double glazing. **BEING SOLD WITH NO ONWARD CHAIN.**



Situation

The village of St Dominic has a pub/restaurant, primary school, village hall and two churches. There are many recreational pursuits nearby including St Mellion Golf and leisure resort Club and places of historical interest, The Tamar Valley a designated Area of Outstanding Natural Beauty, Dartmoor and the coast are both within driveable reach. The towns of Callington and Saltash lie approximately 4.5 miles and 7 miles away respectively and have a selection of local amenities and facilities.

to:-

Conservatory - 9'7" (2.92m) x 6'0" (1.83m)
 uPVC double glazed windows to the rear and sides overlooking the garden and beyond. uPVC double glazed door to the side giving access to the rear. Reinforced roofing.

Bedroom 2 - 10'8" (3.25m) x 10'7" (3.23m)
 Double bedroom with uPVC double glazed windows to the rear, again overlooking the garden and beyond. Electric heater.

Bedroom 3 - 9'6" (2.9m) x 7'3" (2.21m)
 uPVC double glazed window to the side. electric heater.

Toilet - 5'7" (1.7m) x 2'11" (0.89m)
 uPVC double glazed frosted window to

Entrance Reception - 9'3" (2.82m) x 7'11" (2.41m)

Wooden entrance door and uPVC double glazed window to the front. Cloaks hanging cupboard and loft access.



Dining Area - 10'7" (3.23m) x 12'8" (3.86m)
Max

Parquet flooring, uPVC double glazing to the side. Electric heater. Ample room for dining room table and chairs and further reception furniture. Opening to:-

Lounge - 18'0" (5.49m) x 11'11" (3.63m) Plus Recess

The main feature of this room is a slate finished fireplace with woodburner and recesses to either side of chimney breast. Parquet flooring. electric heater. uPVC double glazed window to the side.

Study - 12'7" (3.84m) x 8'0" (2.44m)

uPVC double glazed window to the front and uPVC enclosed double glazed window to the side. Electric heater.

Inner Hallway

Large airing cupboard with hot water tank and storage space. Loft access. Electric heater.

Kitchen - 9'6" (2.9m) x 8'1" (2.46m)

Fitted with a range of modern wall and base units, square edged worktop surfaces. Drawer space. Space for cooker with stainless steel canopy over incorporating extractor. Space for upright fridge freezer. Plumbing for washing machine. Sink unit with one and a half bowl and drainer. Part tiling to the walls. uPVC double glazed door and window to the side.

Bedroom 1 - 10'8" (3.25m) x 12'10" (3.91m)

Double bedroom with electric heater. door with glazed panel to the side leads

the side. Low level WC. Wash hand basin.

Bathroom - 8'9" (2.67m) x 5'1" (1.55m)

Bath with shower over, low level WC. Wash hand basin. uPVC frosted window to the side. Electric towel radiator.

Outside -

To the front there is a driveway for one car which leads to the garage. The garden is laid to lawn. Side pathway leads around to the side and rear.

Garage - 27'8" (8.43m) x 8'8" (2.64m)

Tandem garage. Up and over door, power and light. Rear door and window.

Rear Garden -

Patio and area suitable for garden furniture. The garden is mainly laid to lawn with some shrub borders. The garden is enclosed with walling with fencing. The garden backs on to fields.

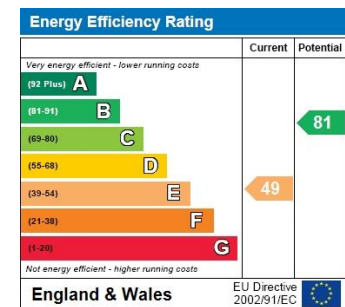
Services -

Electric, water and drainage.

Council Tax -

According to Cornwall Council the council tax banding is E





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