



Guide Price £455,000 - Freehold  
Downgate PL17 8JS

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ESTATE AGENTS



A nicely presented detached bungalow set on a corner plot within a small cul de sac of similar properties in the ever popular village of Lower Downgate. The spacious accommodation includes:- Hallway, Lounge with feature fireplace, Large Kitchen/Dining room which is an ideal social room, Sun Room, 3 DOUBLE Bedrooms, the Master having a En suite, and to finish the modern Shower room.

Outside there are attractive well tended Gardens than envelope the property are larger than average and Countryside views can be enjoyed. The property is warmed via gas central heating and there is uPVC double glazing.

A VIEWING IS HIGHLY RECOMMENDED.



#### Situation:-

Lower Downgate is a small village located a short distance from the Town of Callington which offers a range of shopping, commercial, educational and recreational facilities. Also within a short drive is the village of Stoke Climsland which has a Parish Church, Social Club and Shop. For those with leisure interests the St Mellion international resort can also be reached within 15 minutes of the property with two golf courses and extensive leisure facilities. The continental ferry port and city of Plymouth is approximately 18 miles from the property and has a more extensive range of leisure and commercial facilities, great communications with mainline rail networks and regular cross channel ferry services to France and Spain.

#### Storm Porch:-

Storm Porch with outside lighting uPVC double glazed entrance door with intricate detail glass with matching side panel which can be opened.

#### Hallway:-

Radiator, airing cupboard with shelving housing the Worcester central heating and hot water boiler and has storage space, loft access.

#### En Suite 3'9" (1.14m) x 8'3" (2.51m)

Suite comprising low level WC, wash hand basin with tiled splashback, over sized shower cubicle housing the shower with tray, enclosing doors and the walls to the shower are tiled. Radiator, uPVC double glazed window with intricate detailed glass, tiling to the floor.

#### Bedroom 2:- 15'11" (4.85m) x 9'8" (2.95m)

Good sized double bedroom, fitted with a range of bedroom furniture which includes wardrobes with hanging rails, cupboards above, dressing table and cabinets, shelving and seating area. Radiator and uPVC double glazed window to the front elevation.

#### Bedroom 3:- 13'8" (4.17m) x 8'3" (2.51m)

Double bedroom with uPVC double glazed window to the front elevation, radiator, fitted cupboard with shelving and storage space and double doors.

#### Shower room:- 7'6" (2.29m) x 8'4" (2.54m)

Suite comprising low level WC, wash hand basin with tiled splashback, walk in large shower cubicle housing the shower and head, grab rail, tray and shower screen.





**Lounge:- 11'1" (3.38m) x 19'4" (5.89m)**

The main feature of this room is the stone fireplace set on a slate hearth having a living flame coal effect gas fire and a slate mantel. uPVC double glazed windows to the front and side elevations, radiators. French doors with inset intricate detail glass, gives access through to the dining room.

**Kitchen:- 22'11" (6.99m) x 9'7" (2.92m)**

Fitted with a range of wall and base units, wooden work top surfaces, double sink unit with swan neck tap over and drainer. Drawer space, eye level electric oven, 5 ring stoves gas hob with a canopy over incorporating the extractor. Part tiling to the walls, built in fridge and freezer, shelving, built in dishwasher. Island with base units and matching work top surfaces. uPVC double glazed window overlooking the attractive gardens, radiator. Area suitable for dining room table and chairs, radiator, uPVC double glazed window to the side elevation, internal French doors giving access through to the Lounge. Internal door leads to:-.

**Porch/utility:- 3'3" (0.99m) x 7'10" (2.39m)**

Having plumbing for washing machine, space for tumble dryer over, shelving, uPVC double glazed door giving access to the rear garden.

**Sun Room:- 11'1" (3.38m) x 13'8" (4.17m)**

Which can be utilised for individual requirements or preferences, uPVC double glazed French doors give access to the patio and rear garden, uPVC double glazed windows to the rear overlooking the garden, ample room for furniture.

**Bedroom 1:- 12'0" (3.66m) x 11'7" (3.53m)**

Large light and spacious double bedroom fitted with a range of wardrobes with sliding doors two of which are mirror fronted, hanging rails, shelving and storage space. uPVC double glazed windows to the rear elevation overlooking the garden, radiator. Door to:-

Aqua waterproof wall covering, part tiling to the walls, part painted panelling, radiator, uPVC double glazed window with detailed glass to the rear elevation, shaver point, extractor.

**Garage:- 16'9" (5.11m) x 19'6" (5.94m)**

Double garage with electronic up and over door, power and lighting.

**Outside:-**

The property is approached via a driveway that leads to the front entrance and the garage, suitable for a number of vehicles. The front gardens are mainly laid to lawn with natural hedging, gravel finished section with shrubs, pathway then leads up to the storm porch and main entrance.

To the left hand side of the property there is a pathway that leads to the side gardens, where there is a tiered rockery, lawns and natural hedging. A side gate gives access to the rear where the pathway continues and there is a storage shed. The rear garden has a paved drying area, further paved area ideal for outside table and chairs for alfresco dining and entertaining. The main garden has a shaped lawn, garden bank, flower and shrub beds and summer house with enclosing door and windows. The views from the garden stretch across nearby and far reaching countryside and the garden offers a great deal of privacy. There are pebble finished areas with mature flower, shrubs and trees. Gravel finished pathway then gives access to the front.

**Services:-**

Electric, gas, water and drainage.

**Council Tax:-**

Cornwall Council state the council tax banding for this property is E.





**AGENTS Note:-**  
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 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
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