

St Dominic

PL12 6TS

Guide Price £230,000 Freehold



2



1







Situation:- The quaint village of St Dominick has a pub/restaurant, community shop, primary school, sports field, village hall and two churches. There are many recreational pursuits nearby including St Mellion Golf and Leisure Club, places of historical interest, The Tamar Valley a designated Area of Outstanding Natural Beauty, Dartmoor and the coast are all 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.

Description:- A semi detached level sited Bungalow situated in a small cul de sac location of similar properties. The property requires updating and refurbishment having great potential for buyers to put their own stamp on in regard to design and finishes! The property is approached via a level driveway and a pathway leading to the ramp giving access to the Front Entrance. There is a Hallway which gives access to the Kitchen and the Lounge. The kitchen faces to the front elevation. The Lounge has sliding patio doors through to the Conservatory where river and countryside views across both the Devon and Cornwall counties can be enjoyed. From the the conservatory patio doors then give access out to the rear garden. There is an inner hallway which provides access to the two Bedrooms and a Shower room. Bedroom One is a double bedroom facing to the rear, with a pleasant outlook over the rear garden and beyond and Bedroom two faces to the front. The Shower room also faces to the front. The property benefits from oil fired central heating and uPVC double glazing and is being offered with No Onward Chain.

Outside:-: To the front there is a driveway leading up to the Garage and is suitable for two/ three vehicles. The Garage houses the central heating boiler and has power and Light. The front Garden is mainly laid to lawn with shrubs. To the rear the private easy to maintain garden has a lawn edged with flowers and mature shrubs, Cornish walling, pathways and this where the oil tank can be found.

Services:- Mains Electric, Water and drainage, with Oil fired central heating.

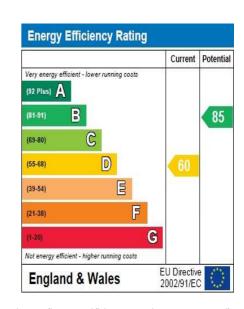
Council Tax:- According to Cornwall Council the tax banding for the property is B











AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

41 Fore Street, Callington, Cornwall, PL17 7AQ

Tel: 01579 550590 | Email: info@dawsonnott.co.uk



