



Guide Price £465,000

Tremerr, Merrymeet, Liskeard, PL14 3LP

**Jefferys** ESTABLISHED 1865

An individually designed three bedroom chalet bungalow with annexe built to a very high standard located within the desirable village of Merrymeet. Features include air source heat pump, underfloor heating to the ground floor accommodation, double glazed window and door openings, high specification Kitchen and Bathroom fittings, hardwood doors, LED lighting, mechanical ventilation heat recovery system. Recently completed and for sale with no onward chain.

Tremerr is situated a short distance off the A390 in the desirable village of Merrymeet. The village is conveniently placed for easy access to the former market town of Liskeard which provides day to day shopping and community facilities. Bodmin Moor is visible from the property providing walking and recreational facilities. Within a few minutes drive, is the south Cornish coastline which provides golden sand beaches. The City of Plymouth is approximately 40 minutes by car and offers a comprehensive range of facilities.

This detached chalet bungalow has been built to a high standard providing two en-suite bedrooms with a further third double bedroom. The property offers open plan Kitchen/Living/Dining with patio doors directly out into a private garden area. In addition, the property benefits an annexe providing ancillary accommodation.

The property is fitted with an electric car charging point adjoining the parking area with low maintenance garden areas to the front and side.

The patio doors provide an excellent link between the Living/Dining Areas to the outside space.

#### THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

**Entrance Porch**  
Composite door to the side.

**Hallway**  
Cloak cupboard, understairs storage cupboard, doors leading to:-

**Utility Room**  
**10'7" x 6'5" (3.25m x 1.97m)**  
Window to the rear, new working surfaces with composite sink and cupboards under, space under for washing machine and tumble dryer. The thermal store and underfloor manifold are also situated within the room.

**Cloakroom/wc**  
Window to the rear, suite comprising low level wc, wash hand basin with cupboards under.

**Open plan Kitchen/Living/Dining Room**  
**24'4" x 14'5" (7.41m x 4.41m) plus 10'6" x 8'4" (3.23m x 2.55m)**  
Three patio doors to the front and side with further window to the front. High specification Kitchen comprising wall cupboards and working surfaces with cupboards and drawers under, built-in pan drawers, built-in breakfast bar, electric oven and built-in microwave, built-in dishwasher, composite one and a half sink unit.

**Master Bedroom**  
**12'4" x 10'4" (3.78m x 3.16m)**  
Window to the front.

**En-Suite Shower Room/wc**  
Window to the front, suite comprising shower cubicle with twin attachment shower, low level wc, wash hand basin with cupboards under, partly tiled walls with tiled flooring.

From the Hallway, stairs leading to:-

**Landing**  
Two velux roof lights to the rear.

**Bedroom 2**  
**14'7" x 9'4" (4.47m x 2.87m)**  
Window to the side enjoying pleasant moorland views, radiator, built-in mirrored wardrobes with further access to the eaves store.

**En-Suite Shower Room/wc**  
Velux roof light, suite comprising shower cubicle with twin attachment shower, low level wc, wash hand basin with cupboards under, heated towel rail, partly tiled walls, tiled floor.

**Bathroom/WC**  
Velux roof light, suite comprising 'P' shaped bath with glazed screen and shower over, low level wc, wash hand basin with cupboard under, heated towel rail, partly tiled walls, tiled floor.

**Bedroom 3**  
**14'6" x 9'4" (4.46m x 2.87m)**  
Window to the side, radiator, built-in mirrored wardrobes with further access to the eaves storage.

#### ANNEXE

#### GROUND FLOOR

**Open Plan Kitchen/Living/Dining Room**  
**17'5" x 10'5" (5.34m x 3.20m) (maximum)**





Glazed windows to the side and front with further glazed door, kitchen units comprising wall cupboards and working surfaces with cupboards under, space for fridge and washing machine, stainless steel sink unit with instantaneous water heater under, electric oven and hob, panel heater.

#### **Shower Room**

Small window to the side, suite comprising shower cubicle with electric Mira Jump shower, low level wc, pedestal wash hand basin, partly tiled walls.

#### **Gallery Landing/Bedroom**

**10'5" x 10'5" (3.20m x 3.20m) (restricted height)**

Panel heater and window to the side.

#### **OUTSIDE**

The property is approached with a gravelled driveway with electric car charging point. To the front and side of the bungalow, there are gravelled and paved areas providing opportunities for outdoor dining. Two water taps are in place.

#### **SERVICES**

Mains electricity, water and drainage. Air source heat pump with underfloor heating to the ground floor, radiators to the first floor. Electric heating to the annexe.

Good Mobile Coverage and Fibre Broadband available.

#### **TENURE**

The property is being sold Freehold with vacant possession upon completion.

#### **COUNCIL TAX**

To be assessed.

#### **EPC**

Band 'C'

#### **MINING AND RADON**

The property is in Cornwall, a county known for mining activity, and potentially high levels of Radon gas.

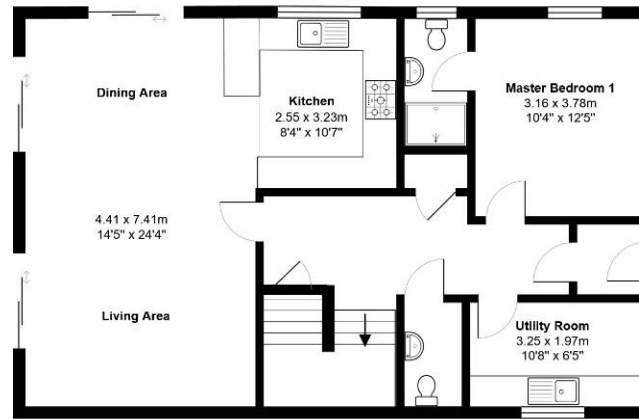
#### **AGENT NOTE**

The property has been constructed with a Professional Consultant's Certificate and full Building Regulation Approvals.

#### **VIEWING**

Strictly by prior appointment with the vendors agents – Jefferys  
Tel: 01579-342400

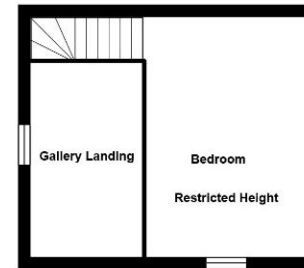




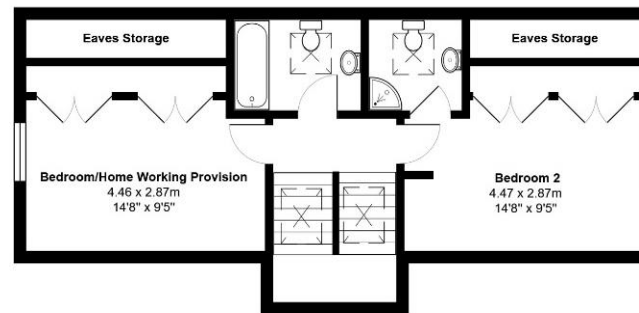
Ground Floor



Annex Ground Floor



Annex Mezzanine



Tremerr, Merrymeet

Total Area: 191.2 m<sup>2</sup> ... 2058 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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