



Guide £282,500

Tamblin Avenue, Dobwalls, PL14 4ND

Jefferys ESTABLISHED 1865

11 Tamblin Avenue

Dobwalls

Liskeard

Cornwall

PL14 4ND

A deceptively spacious three bedroom detached bungalow with driveway parking, garage, gas central heating, double glazing. Situated in a popular village location at the end of a cul-de-sac. Requiring some modernisation and improvement.

* Available with no onward chain *

Situated in a quiet cul-de-sac within a short walk of local facilities including a general stores/post office, primary school and public house. Liskeard is approximately 3 miles away providing a range of shopping, business and leisure facilities, junior and secondary schooling and a main line railway station connecting to London (Paddington) via Plymouth. The village is conveniently located close to Bodmin Moor and within a short drive of the south coast beaches and outstanding coastal scenery.

This detached bungalow was constructed around 40 years ago on this established estate. It has gas central heating installed, uPVC double glazed windows and a double glazed conservatory at the side. In need of some refurbishment and cosmetic improvement it offers deceptively spacious accommodation. A driveway at the front provides off -road parking together with a garage. There are well established mature gardens which are to the side and rear.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Porch

uPVC double glazed french doors to the side with a uPVC double glazed window to the front. Electric fuse box.

Lounge

16' 1" x 11' 11" (4.9m x 3.64m)

uPVC double glazed window to the front, radiator, feature mantle piece with TV cabinet and storage adjoining.

Doors from the Lounge lead to:

Hall

Built in linen cupboard with shelves and radiator. Access to the roof space area.

Kitchen/ Dining Room

14' 11" x 9' 11" (4.54 x 3.03)

uPVC double glazed window to the rear, uPVC panel and double glazed door to the side, kitchen units comprising wall cupboards and working surfaces with cupboards, drawers and space under, stainless steel sink unit, raised dual electric oven and electric hob, plumbing for washing machine, space for microwave, radiator.

Conservatory

9' 11" x 7' 11" (3.03m x 2.42m)

uPVC double glazed windows to the front, side and rear overlooking the garden area with uPVC double glazed doors leading out to the patio area.

Shower room/WC

White suite comprising wash hand basin with vanity cupboards under, shower cubicle with mixer shower and shower board surround, low level WC. Heated Towel Rail. uPVC double glazed window to the side. Partly tiled walls.

Bedroom 1

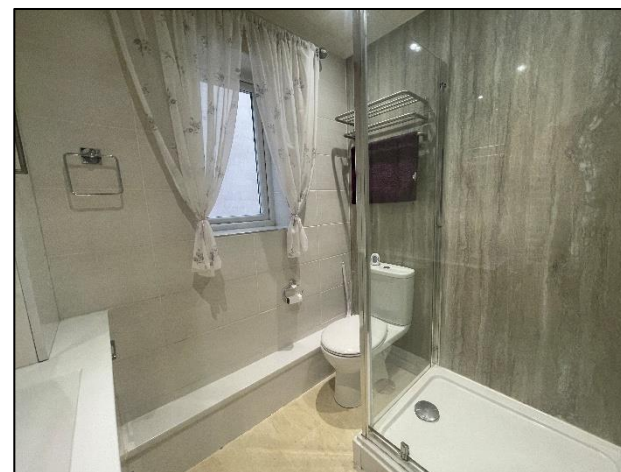
11' 6" x 9' 8" (3.51m x 2.95m)

uPVC double glazed window to the side overlooking the garden, radiator, built in bedroom furniture with hanging rails and shelves.

Bedroom 2

11' 2" x 8' 6" (3.40m x 2.58m)

uPVC double glazed window to the front, built in wardrobe with shelves, radiator.



Bedroom 3 / Office

10' 1" x 6' 9" (3.07m x 2.07m)

Dual aspect uPVC double glazed windows to the side and rear. radiator, built in desk unit.

OUTSIDE

To the front, there is a concrete driveway leading to the Garage Measuring 17' 0" x 8' 10" (5.17m x 2.68m) with up and over door to the front. Attached to the rear is a garden store measuring 11' 11" x 8' 4" (3.63m x 2.54m) with a pedestrian door linked to the garden and providing excellent storage.

The drive has tandem parking for 3 cars.

Concrete paths and steps lead down to a quiet and private position providing access to the property and also access into the garden areas.

The garden areas are well established with mature shrubs together with lawn areas. Directly off the kitchen and conservatory is a paved patio and pathway.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Good Mobile Coverage and Fibre Broadband available.

TENURE

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

COUNCIL TAX

Band 'C'

EPC

Band 'C'

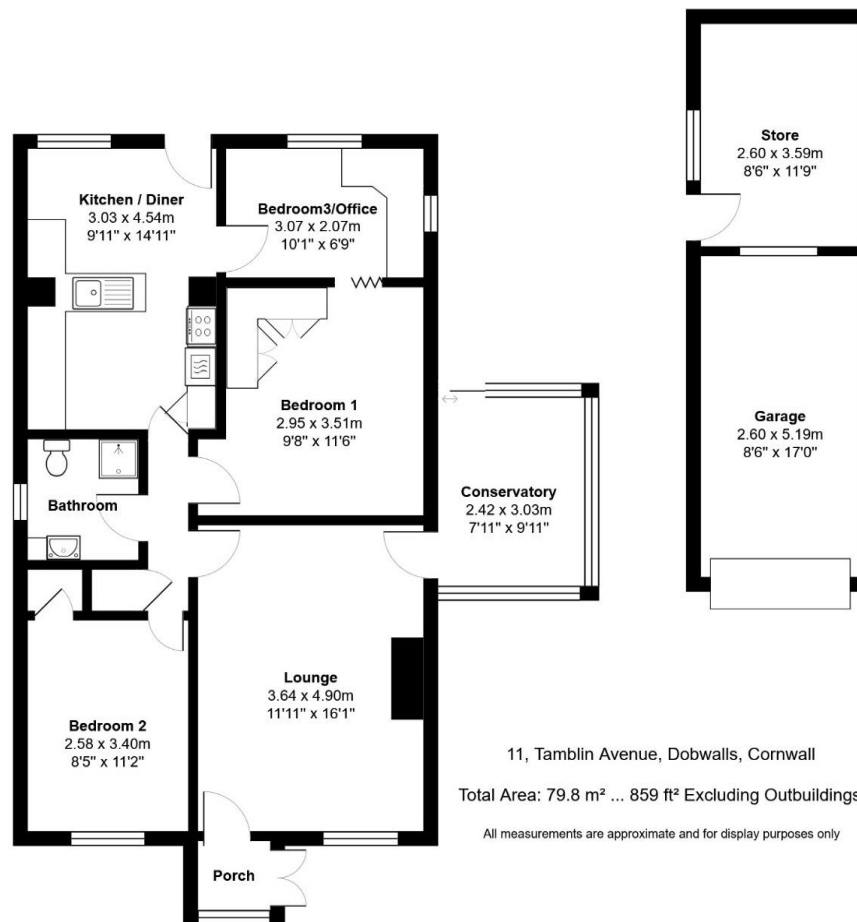
MINING AND RADON

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

VIEWING

Strictly by prior appointment with the vendors agents – Jefferys
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