

## Meledor, Beacon Road, Summercourt, Cornwall, TR8 5DN



**VACANT POSSESSION with NO ONWARD CHAIN | 2141sqft OF ACCOMMODATION | Large detached 5/6 bedroom bungalow with a large driveway, double garage and garden office on the edge of Summercourt occupying 0.3 of an acre plot.**

- 5/6 bedrooms (master en-suite)
- Large 336 sqft lounge with the option of a separate dining room
- Oil central heating and double glazing
- Surrounding gardens around the bungalow
- Garden office, double garage and ample parking
- Annexe potential ideal for large or cohabiting families
- Conveniently located next to A30 for easy commuting throughout the county
- Short level walk to the village

**Reduced To £575,000 Freehold**

## LOCATION

Situated on the outskirts of Summercourt, the village is approximately 6.5 miles from Newquay, 9 miles from Truro and 15 miles from Bodmin with direct access to the A30 making it a great central point for access around the County. There is a popular primary school, local pub, and corner shop and falls in the catchment area for the secondary schools in Newquay Town.

## THE PROPERTY

Meledor is a substantial detached bungalow on the outskirts of Summercourt offering great accommodation for a large family, with the possibility of splitting the property to create an annex or revert to the previous use as a B&B. The property was originally intended to be a 5 bed but the large lounge offers the use of the dining room as a 6th bedroom with ample room for dining in the generous lounge. The flexible accommodation makes it a great property for multiple buyers and uses.

## OUTSIDE

The front has ample room for multiple vehicles leading to an integral double garage. The rear also has an insulated hobby studio with power and large door/window unit. The property is very central in its plot with surrounding gardens which opens up further potential for parking or a further detached garage subject to planning permission.

## INTERNAL ACCOMMODATION

A large entrance hall leads to a central corridor providing access to all rooms. The stand out feature of the bungalow is the large 34m<sup>2</sup> dual aspect lounge overlooking the front lawn and rear garden. The kitchen has a range of floor and wall mounted white shaker style kitchen units with a granite effect textured laminated worktop extending to create a breakfast bar.

All 6 bedrooms are capable of fitting double beds with the master having its own fully tiled en-suite shower and dressing room with access to the rear garden via patio doors. There is a further fully tiled bathroom with Jacuzzi bath and ample room for a separate shower.

The utility room has ample room for a range of white goods a sink and continuation of kitchen units. A large cupboard also houses the Oil boiler for the central heating throughout the bungalow. There is a window and door unit to the rear garden and an internal door into the double garage. The double garage is painted and plastered with an insulated electric up and over garage door. Multiple double sockets, ceiling lights and radiator from the mains. There is also loft access for additional storage.

## COUNCIL TAX

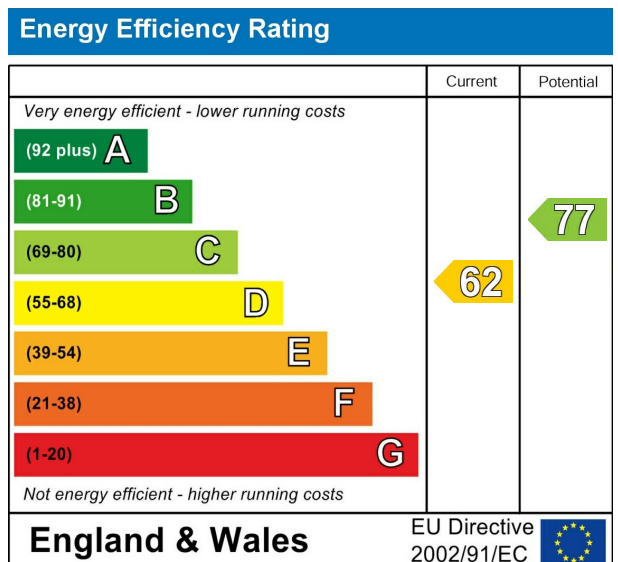
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## SERVICES

Mains water and electric. Oil central heating and private drainage.

## TENURE

Freehold







Approximate total area<sup>(1)</sup>

198.94 m<sup>2</sup>  
2141.40 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Building 1

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