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3 BUTTERMILL COTTAGES MERRYMEET, LISKEARD, CORNWALL, PL14 3LS

£135,000

A detached country bungalow with enclosed garden and parking, in a small and exclusive hamlet setting of just eleven similar residential properties. About 432 sq ft, Living Room, Kitchen, Double Bedroom, Shower Room/WC, Full Double Glazing, LPG Central Heating, Rural Setting and Views. 12 Bungalows available with prices from £135,000 to £165,000 (5 are Reserved/Sold) - PLEASE ENQUIRE.

LISKEARD 3 MILES, CALLINGTON 1.5 MILES, SALTASH 14 MILES, PLYMOUTH 20 MILES, WHITSAND BAY BEACHES 11 MILES

LOCATION

Buttermill Cottages is situated between the villages of Merrymeet and St Ive, the scattered hamlet of St Ive is home to The Emily Hobhouse Musuem with its fabulous restaurant and conveniently positioned between the historic market towns of Liskeard and Callington. The village of Pensilva (4 miles) is well served by a large shop and post office catering for most day to day needs together with a farm shop and cafe. In addition, there is a health centre, village pub, primary school (rated "good" by Ofsted), church and leisure/community centre.

Liskeard provides access to a substantial array of amenities including a mainline railway station (London Paddington 3½ hours), supermarkets, banks, hospital, secondary education, gym and swimming facilities, as does the classic West Country market town of Tavistock (15 miles), which also boasts notable boutiques and delicatessens together with independent schools. The university city of Plymouth is easily accessible via Saltash and the Tamar Bridge, with Saltash having a Waitrose store on its northern outskirts. Plymouth boasts a comprehensive range of premier retail outlets, entertainment and dining establishments set against the stunning and historic waterside areas of the Barbican and Hoe.

In addition, the renowned St Mellion International Golf Resort lies about 7 miles away, also, the lovely beaches of Seaton and Looe are both within about a 20 minute drive and wide expanses of Bodmin Moor with notable features including Cheesewring, The Hurlers and Siblyback Lake are also within a short driving distance.

Plot	GIA (sqm)	Parking (no. cars)	Garden/ Green Space (sqm)	Hard Standing (sqm)
1	40.15	1	97.6	39.1
2	40.15	1	97.5	42.0
3	40.15	2	117.9	48.0
4	40.15	2	130.5	47.1
5	40.15	2	136.7	52.7
6	40.15	3	125.3	84.0
7	40.15	2	172.8	62.1
8	40.15	1	128.9	30.8
9	40.15	1	126.0	31.0
10	40.15	2	85.1	74.4
11	40.15	2	117.8	60.0
12	40.15	3	276.4	67.7

DESCRIPTION
Buttermill Cottages comprises a small and exclusive residential estate of just 12 bungalows in a pretty hamlet setting with rural views and straightforward access to the A390. Each property has been recently refurbished and are presented to a contemporary standard benefitting from full double glazing and LPG boilers for central heating and hot water.

Each bungalow extends to about 432 sq ft with Plots 1 and 2 having open plan kitchen/dining/living rooms, Plots 3 to 12 have seperate kitchens and living rooms. The layouts are demonstrated by reference to the attached floorplans.

Plots 1 and 2 layout as follows - Open Plan Kitchen/Dining/Living Room with triple aspect and French doors to patio - Double Bedroom - Shower/WC.

Plots 3 to 12 layout as follows - Entrance Lobby - Dual Aspect Living Room with French doors to patio - Double Bedroom - Shower/WC.

OUTSIDE
The bungalows each benefit from private graveled parking for at least two cars. All of the bungalows have private and enclosed gardens currently lawn with small patios off the living rooms.

EPC RATING - E, COUNCIL TAX BAND - A
SERVICES AND MANAGEMENT CHARGE - Mains water and electricity. Drainage via a shared and newly installed private sewerage treatment plant. There will be a management charge expected to be around £250 per annum for each bungalow to provide for maintenance and management of the driveway, sewerage plant and common areas.

TENURE - FREEHOLD with full residential permission.

NOTE - The site plan is for guidance only and does not form part of any contract.

DIRECTIONS

Plots 1 and 2, Buttermill Cottages, Merrymeet

Approximate Gross Internal Area = 40.15 sq m / 432 sq ft

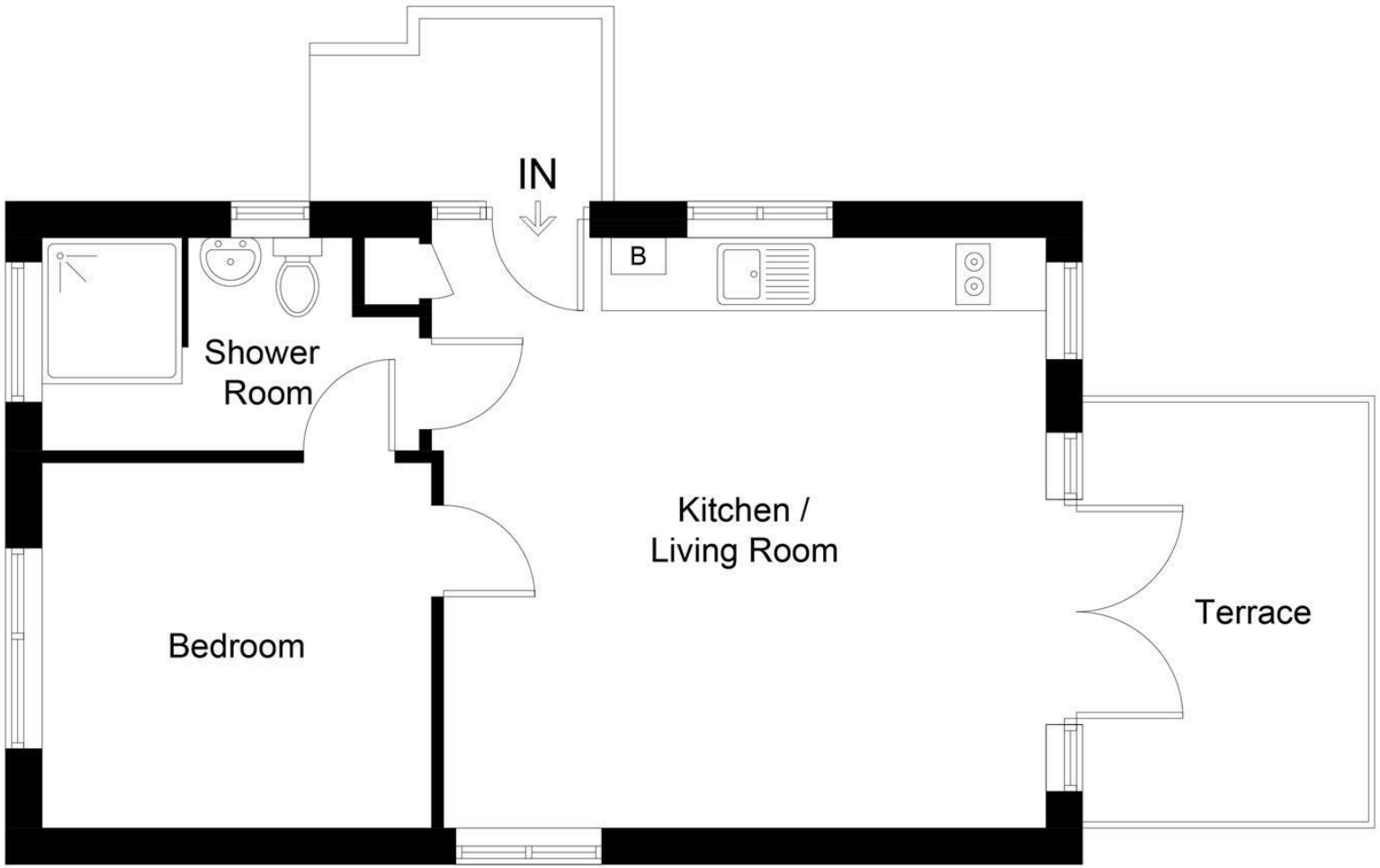

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286420)

These particulars should not be relied upon.

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