



# 1 Ivydene

Menheniot, Cornwall, PL14 3RN



# 1 Ivydene

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Guide Price £190,000—£200,000

Semi detached three bedroom cottage

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Within walking distance to many local amenities

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For sale with the benefit of having no onward chain

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Low maintenance enclosed garden rear garden

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## Description

Nestled in the popular village of Menheniot, this charming semi-detached cottage offers a perfect blend of comfort and convenience. 1 Ivydene boasts three well-appointed bedrooms to the first floor and spacious living accommodation to the ground floor.

The property is situated close to many local amenities including a popular public house, primary school, convenience store and public transport links.

Externally, the low maintenance garden is an idyllic space to enjoy outdoor dining and entertaining.

1 Ivydene is offered to the market with no onward chain and a viewing is highly recommended to appreciate the accommodation available.



## Accommodation

Entrance via uPVC door with obscure glazed panelling inset opening into:-

### Entrance Hallway

Radiator, wooden door with obscure glazed panelling insets opening into:-

### Living/Dining Room

uPVC double glazed window to the front elevation, woodburning stove with brick surround and hearth with wooden mantle over, radiators, wooden beam to ceiling, stairs rising to first floor.

### Kitchen

uPVC double glazed window to the rear elevation and uPVC door with double glazed panelling inset opening onto rear garden, a range of fitted wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer with mixer tap over, space for freestanding cooker, space for freestanding fridge freezer.

### Inner Hallway

Radiator, space and plumbing for washing machine, space above for tumble dryer.

### Shower Room

Obscure uPVC double glazed window to the rear elevation, low-level W.C, pedestal wash handbasin with mixer tap over, walk in shower with glazed shower screen and mixer shower tap, partially tiled and panelled throughout, radiator.

### First Floor

Doors off to all first floor rooms, radiator, access to attic via loft hatch.

### Bedroom

uPVC double glazed window to the side elevation, radiator.

### Bedroom

uPVC double glazed windows to the rear elevation, radiator.

### Bedroom

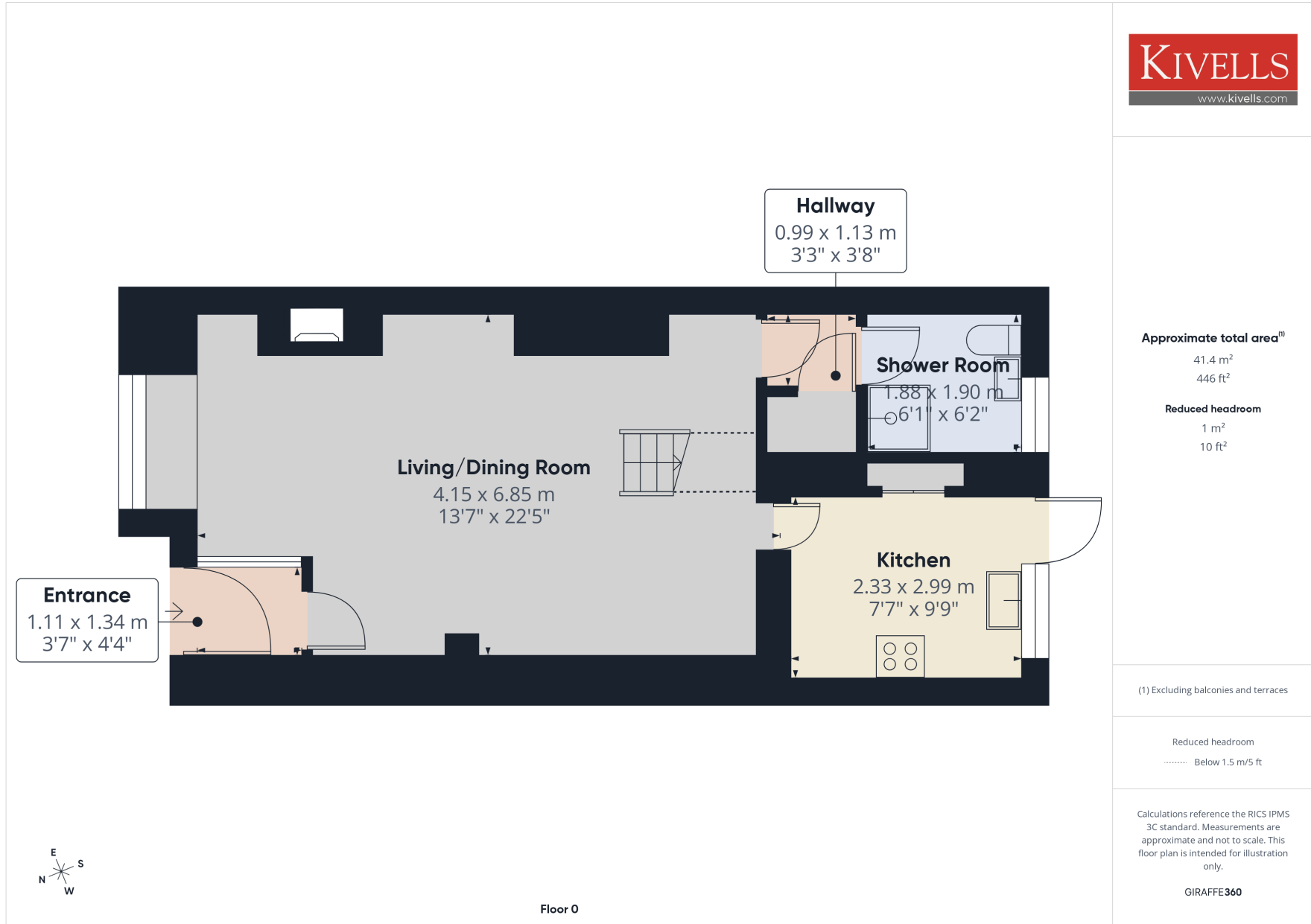
uPVC double glazed window to the front elevation, radiator, coving to ceiling, door leading to:-

### Ensuite Shower Room

Low-level W.C, wash hand basin with mixer tap over and vanity storage below, shower with mixer shower tap, partially tiled throughout.



**Floor Plan**



**Floor Plan**



## Outside

The low maintenance rear garden is patioed and bordered by fencing and stone walling creating an idyllic space to enjoy alfresco dining.

There is a stone store to the end of the garden, providing convenient outdoor storage.



## Services

Mains water, gas, electricity and drainage.

 EE Rating - D

 Council Tax Band - C

 Directions

What3Words - acids.wage.skate

 Virtual Tour

<https://tour.giraffe360.com/592406def92f4265b8efd280e775abb5>

## Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).

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