



Guide Price £350,000  
19 Fourgates, Menheniot, PL14 3SR

**Jefferys** ESTABLISHED 1865

**A well presented and extended three bedroom bungalow located within the desirable village of Menheniot. The property enjoys a large corner plot with attractive garden areas to the front, side and rear. The plot also offers a good sized driveway with parking for multiple vehicles, attached garage, mostly double glazed window and door openings, mains gas central heating. For sale with no onward chain.**

The property occupies a convenient position in a popular residential area located close to the village centre.

Within Menheniot, there is a Post Office/Stores, Primary School, Hairdressers, Village Hall and Church.

Liskeard meanwhile is approximately three miles away and offers a wide range of shops, Post Office, schools, banks, restaurants, leisure facilities and several churches together with bus routes and mainline rail link via Plymouth to London (Paddington).

The outstanding scenery and coastal resorts of Looe and Polperro are within a few minutes drive whilst Bodmin Moor, which plays host to numerous recreation pursuits is also close by.

**THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:**

**Entrance Porch**

uPVC panel and double glazed door, uPVC double glazed windows, tiled floor. uPVC half glazed door leading to:

**Entrance Hall**

Boiler cupboard with Worcester boiler to heat water and radiators throughout, cloak cupboard. radiator, hard wired smoke & carbon monoxide alarm.

**Kitchen**

**28' 2" x 14' 0" (8.58m x 4.26m)**

Modern kitchen with cream-fronted Shaker-style wall and base units, laminate wood-effect worktops, stainless steel sink

unit with mixer tap, integrated electric oven and gas hob with extractor fan. Cream tiled splashbacks. Built-in larder cupboard. Hard wired fire alarm. uPVC double glazed window. Door leading to Utility Room.

**Utility Room**

**7'8" x 4'5" (2.4m x 1.39m)**

Wood and single glazed window to the rear, door to the rear garden, wash hand basin. Plumbing fitment for washing machine with space for a drier.

**Living Room**

**21'3" x 12'11" (6.5m x 3.95m)**

uPVC double glazed windows to the side, wood panelled ceiling, feature brick fireplace with slate hearth, contemporary wood burner, two radiators. Metal frame double glazed patio doors leading into the Conservatory.

**Sunroom**

**9'8" x 7'7" (2.96m x 2.32m)**

Tiled floor, opening windows and sliding door with access to the rear Garden.

**Dining Room**

**17'3" x 11'11" (5.30m x 3.64m)**

Fitted carpet, uPVC double glazed window to rear. Radiator.

**Bedroom 1**

**12'5" x 11'10" (3.79m x 3.62m)**

uPVC double glazed window to front overlooking the garden and drive, radiator.

**Bedroom 2**

**12' 2" x 8' 11" (3.72m x 2.73m)**

uPVC double glazed window to front overlooking the garden and drive, radiator.

**Bedroom 3**

**11' 6" x 8' 11" (3.52 x 2.73m)**

uPVC double glazed window to front overlooking the garden and drive, radiator.

**Bathroom**

White suite comprising low level flush WC, inset wash basin with mixer tap and cupboard unit below, tiled splashback. Panelled bath with mixer tap. Fully tiled corner shower cubicle



with power shower fitted and glazed doors. Ladder towel radiator, grey tiled floor and walls, uPVC double glazed obscured window to rear.

### **OUTSIDE**

The tarmac drive provides parking for several vehicles and leads to the Garage and Entrance Porch. The front and side of the property are laid to lawn. To the rear of the property there is a low maintenance area which is gravelled and paved which can be accessed from both sides of the property and through the back door from the Utility Room and through the Conservatory. Garden Shed. Green House.

### **INTEGRAL GARAGE**

Courtesy door from the Utility Room. Up-and-over metal garage door, concrete flooring, and exposed block walls. Pendant light, power, single glazed window to side. Consumer unit.

### **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 'D'

### **EPC**

Band 'D'

### **MINING AND RADON**

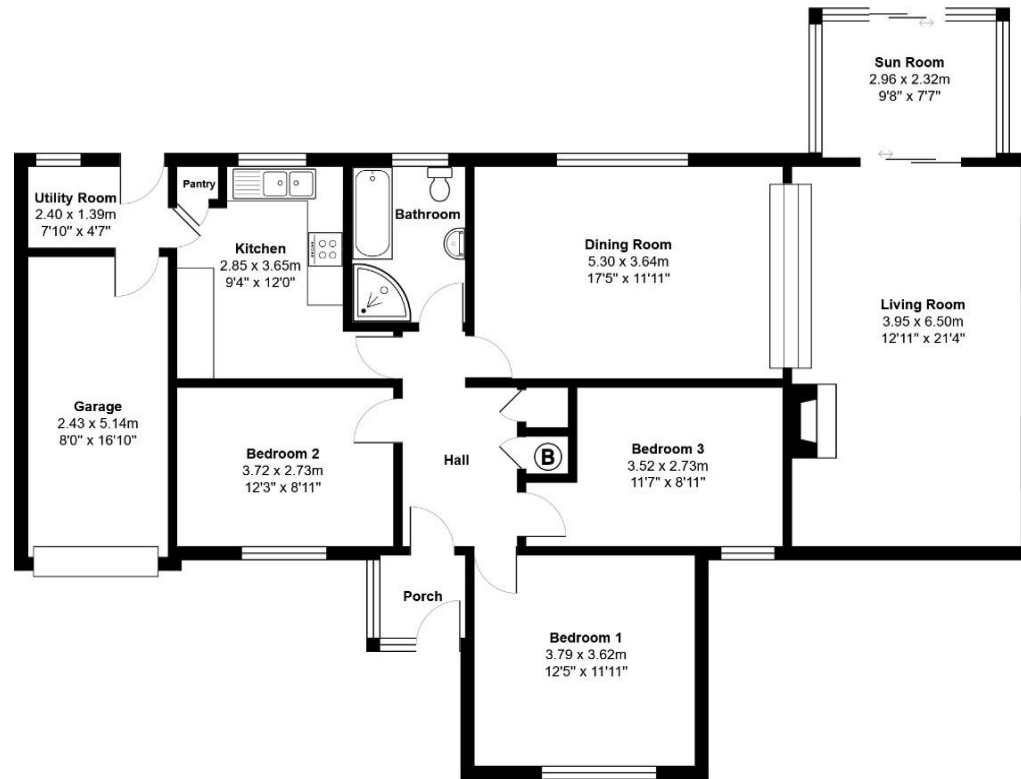
The property is in Cornwall, a County known for mining activity, and potentially high levels of Radon gas.

### **VIEWING**

Strictly by prior appointment with the vendors agents – Jefferys

Tel: 01579-342400





19, Fourgates, Menheniot, PL14 3SR

Total Area: 135.8 m<sup>2</sup> ... 1462 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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