

TAMARISK HELLAND, BODMIN, PL30 4PX



An attractive individual style 3/4 bedroom detached house with no ongoing chain, boasting a large secluded garden and a superb position on the outskirts of the village with views over surrounding countryside.

Accommodation Comprises:- Entrance porch, hallway, study/bedroom four, cloakroom, open plan kitchen/diner, lounge, conservatory, landing, three bedrooms, bathroom, oil fired central heating, double glazing, off-road parking to the front, two timber sheds and a generous private rear garden.

£450,000

SITUATION

Helland is a small rural village which lies just a few miles north of Bodmin and is conveniently situated for easy access to the main A30 trunk road. The Parish Church of St Helena's is located in the centre of the village and there is also a Village Hall within a short walk of the property. The nearby town of Bodmin provides a wide range of shops and public amenities, including 'Bodmin Parkway' train station on the outskirts of the town with mainline services to London Paddington.

ACCOMMODATION (All sizes approximate):-

GROUND FLOOR

Entrance

Composite front entrance door opening into:-

Entrance Porch

uPVC double glazed windows to either side. Tiled floor. Internal half glazed door into:-

Hallway

Radiator. Turning staircase to first floor. Doors leading off.

Study/Bedroom Four

10' 2" x 7' 0" (3.10m x 2.14m) uPVC double glazed window to front elevation. Radiator. Telephone point. Built-in under stairs cupboard.

Cloakroom

White low level W.C and wash hand basin with tiled splashback. Extractor fan.

Open Plan Kitchen/Diner

23' 11" x 10' 2" (7.30m x 3.09m) A dual aspect room with uPVC double glazed window to front elevation and french doors opening to the rear garden. The kitchen is fitted with a comprehensive range of pine wall, base and drawer units with rolled edge worktops. Inset one and a half bowl sink and drainer with mixer tap. Part tiled walls. Built-in electric double oven. Separate inset four ring electric induction hob with extractor over. Integrated fridge. Space and plumbing for washing machine. Two radiators. TV aerial point.

Lounge

15' 5" x 9' 11" (4.69m x 3.01m) Natural stone open fireplace with slate hearth and mantel. Radiator. uPVC double glazed window to rear elevation. French doors opening into:-

Conservatory

8' 11" x 8' 10" (2.73m x 2.68m) Victorian style. Dwarf wall with uPVC double glazed window surround and door to rear garden. Polycarbonate roof. Radiator. Tiled floor.

FIRST FLOOR

Landing

Obscure uPVC double glazed window to side elevation. Radiator. Access to loft space. Built-in airing cupboard enclosing a hot water storage cylinder and shelving. Large built-in cupboard with sliding doors. Doors leading off to bedrooms and bathroom.

Bedroom One

15' 3" x 13' 3" (4.65m x 4.05m) (L-Shape Maximums) Two uPVC double glazed windows to rear elevation with pleasant views overlooking the garden. Radiator. TV aerial point. Large walk-in wardrobe.



OVERVIEW OF GARDEN FROM THE FIRST FLOOR

Bedroom Two

10' 2" x 10' 2" (3.11m x 3.10m) uPVC double glazed window to front elevation with countryside views. Radiator. TV aerial point. Built-in wardrobe.

Bedroom Three

10' 2" x 7' 0" (3.09m x 2.14m) uPVC double glazed window to front elevation with countryside views. Radiator. Built-in wardrobe.

Bathroom

10' 0" x 6' 11" (3.04m x 2.12m) White suite comprising:- Panelled bath, low level W.C and pedestal wash hand basin. Large shower cubicle with tiled surround. Radiator. uPVC double glazed window to rear elevation. Part tiled walls. Extractor fan. Shaver light and socket.

OUTSIDE

The property is approached to the front via a gated entrance, opening onto a gravelled parking area for several vehicles. Access to either side of the property leads to a substantial and private rear garden which is predominantly laid to lawn with attractive borders, two timber sheds and mature trees.

Garage

21' 3" x 9' 11" (6.47m x 3.02m) Metal up and over door to front. Window and personal door to rear. Water tap. Electric consumer unit. Concrete floor. Light and power connected. Worcester Bosch oil fired central heating boiler.

AGENTS NOTE

Please be advised that one of Jefferys staff has a personal interest in the sale of this property as a connected family member.

ENERGY RATING

D(57).

SERVICES

Mains electricity and water (Metered). Private drainage (Klargester septic tank).

COUNCIL TAX

Cornwall Council. Tax Band 'E'.

DIRECTIONS

Heading east from Bodmin on Launceston Road, continue past Callywith Industrial Estate and take the first exit at the roundabout. Turn right (Signposted to Helland) and follow the road for approximately two miles. Turn left onto Tredethy Road and continue until the property is identified on the right-hand side.



KITCHEN



BEDROOM ONE



DINING ROOM



BEDROOM TWO



LOUNGE



BEDROOM THREE



CONSERVATORY



BATHROOM



REAR ELEVATION AND GARDEN

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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FLOOR PLAN (FOR ILLUSTRATION PURPOSES ONLY – NOT TO SCALE)

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