



Golberdon  
PL17 7ND

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## Guide Price £225,000

The property is located in the village of Golberdon, which has a Parish Hall for the active community, children's playground and community allotments. Day to day amenities can be found 2.5 miles away in the neighbouring village of Pensilva, or 3 miles away in the town of Callington.

- Charming converted chapel
- 3 Bedrooms
- Large Lounge/Dining room
- Kitchen with built in oven and hob
- Small Garden and Parking
- NO CHAIN



The property is approached via the side garden. An entrance door opens the to hallway on the ground floor where stairs rise to the first floor. There is a radiator and airing cupboard, and there is under floor heating. Access to the Bedrooms and Bathroom. Bedroom 1 is a good size double bedroom with under floor heating and has double glazed windows. Bedroom 2 is a double bedroom with under floor heating and has double glazed windows. Bedroom 3 also has under floor heating and double glazed windows. The modern Bathroom suite comprises, bath with shower over, wash hand basin, low level WC, tiling to walls, under floor heating, double glazed window, chrome radiator and double glazed window.

On the first floor the Lounge/Dining room is of a generous size room has a velux window, vaulted beamed ceiling, large feature arch window over looking the square, wooden flooring and radiator. The Kitchen is fitted with a range of wall and base units, work top surfaces, sink with drainer, built in ceramic hob and electric oven. There is a velux window, beamed ceilings, plumbing for washing machine and wooden floors.



## OUTSIDE

A path leads to the front door and there is a small garden area ideal for relaxing in. The property has a parking space to the front.

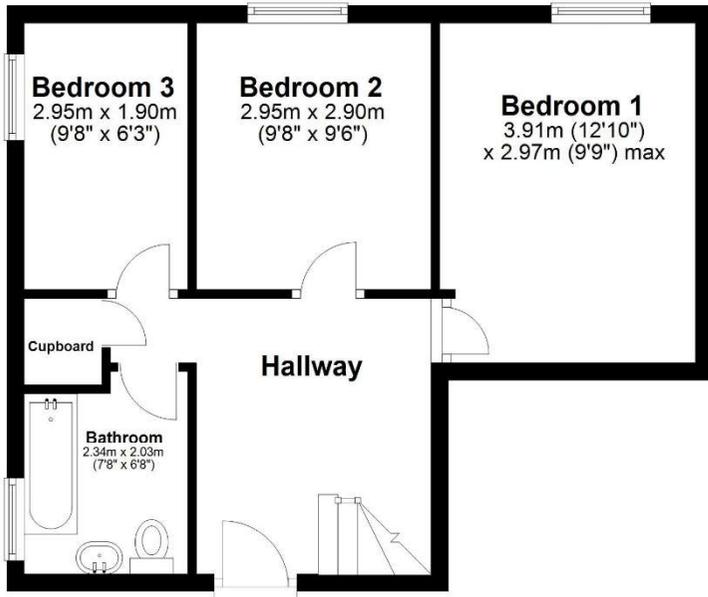
Services:- Mains electric, water and drainage.

Council Tax:- Cornwall Council state the banding for this property is Band C.

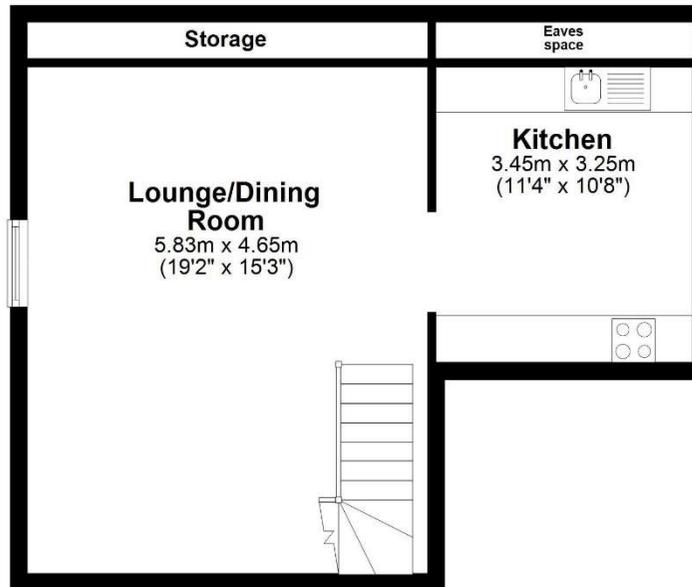
Note:- Please note the photographs were taken when the property was empty.



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>	42		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

