



Guide £280,000

7 Fernside Park, Tremar Coombe, PL14 5HY

Jefferys ESTABLISHED 1865

7 Fernside Park
Tremar Coombe
Liskeard
PL14 5HY

Price Guide £280,000

A three bedroom detached bungalow with large driveway, garage, electric heating, double glazing and garden areas to the front and rear. The property has had a new roof covering in recent years with partial refurbishment internally. The bungalow is offered for sale with no onward chain.

The property occupies a quiet position in Tremar Coombe approximately 0.5 mile from the larger village of St Cleer which has a range of facilities including a farm shop, a public house, a primary school, church, garage and village Hall.

Bodmin Moor is close by whilst Liskeard is 3 miles to the south and offers facilities suitable for most day to day needs. Liskeard also has a main line railway station connecting with Plymouth and London (Paddington). The south coast is easily accessible with the popular holiday resort of Looe only 10 miles to the south.

This detached bungalow is situated on a large plot with ample off road parking with garden areas to the front and rear. The property has been partially refurbished in recent times and benefits from a new roof covering.

The property provides 3 spacious bedrooms with an open plan living kitchen dining area with patio doors leading out to the rear garden.

THE ACCOMMODATION COMPRISES WITH APPROXIMATE MEASUREMENTS:

Entrance Porch

uPVC panel and double glazed door to the front, tiled floor, door leading to;

Hall

Airing cupboard with electric immersion heater to heat water, modern night storage heater, cloak cupboard with plumbing fitment for a washing machine, composite panel and double glazed door to the rear.

Kitchen/Living/Dining Area

8' 8" x 6' 7" (2.64m x 2m) plus 18' 11" x 11' 9" (5.76m x 3.58m)

uPVC double glazed windows to the front and rear, uPVC double glazed patio doors to the side leading out to the patio, Kitchen units comprising wall cupboards and working surfaces with cupboards and drawers under, space for electric oven and hob, stainless steel sink unit, two electric night storage heaters.

Bathroom/WC

Suite comprising panel bath with electric shower over, low level WC, wash hand basin, part tiled walls and floor. uPVC double glazed window to the side.

Bedroom 3

9' 9" x 7' 5" (2.96m x 2.26m)

uPVC double glazed window to the side.

Bedroom 2

10' 6" x 8' 8" (3.19m x 2.64m)

uPVC double glazed window to the front, electric night storage heater.

Bedroom 1

10' 6" x 9' 9" (3.20m x 2.98m)

uPVC double glazed window to the rear, electric night storage heater.

OUTSIDE

To the front, there is a tarmac driveway leading to the Garage Measuring 16' 11" x 8' 4" (5.16m x 2.54m) with up and over door to the front and window to the rear.



The driveway provides parking for ample number of vehicles with a reasonably large lawn and shrub garden to the front.

There is some mature shrub planting to provide a degree of privacy.

To the rear, there is a gently sloping lawn garden area with concrete pad to the rear of the garage.

Directly off the back of the bungalow there is a pleasant patio area which is south facing.

SERVICES

Mains electricity, water and drainage. Electric heating.

Good Mobile Coverage and Broadband available.

TENURE

The property is being sold Freehold with vacant possession upon completion.

COUNCIL TAX

Band 'B'.

EPC

Band 'E'.

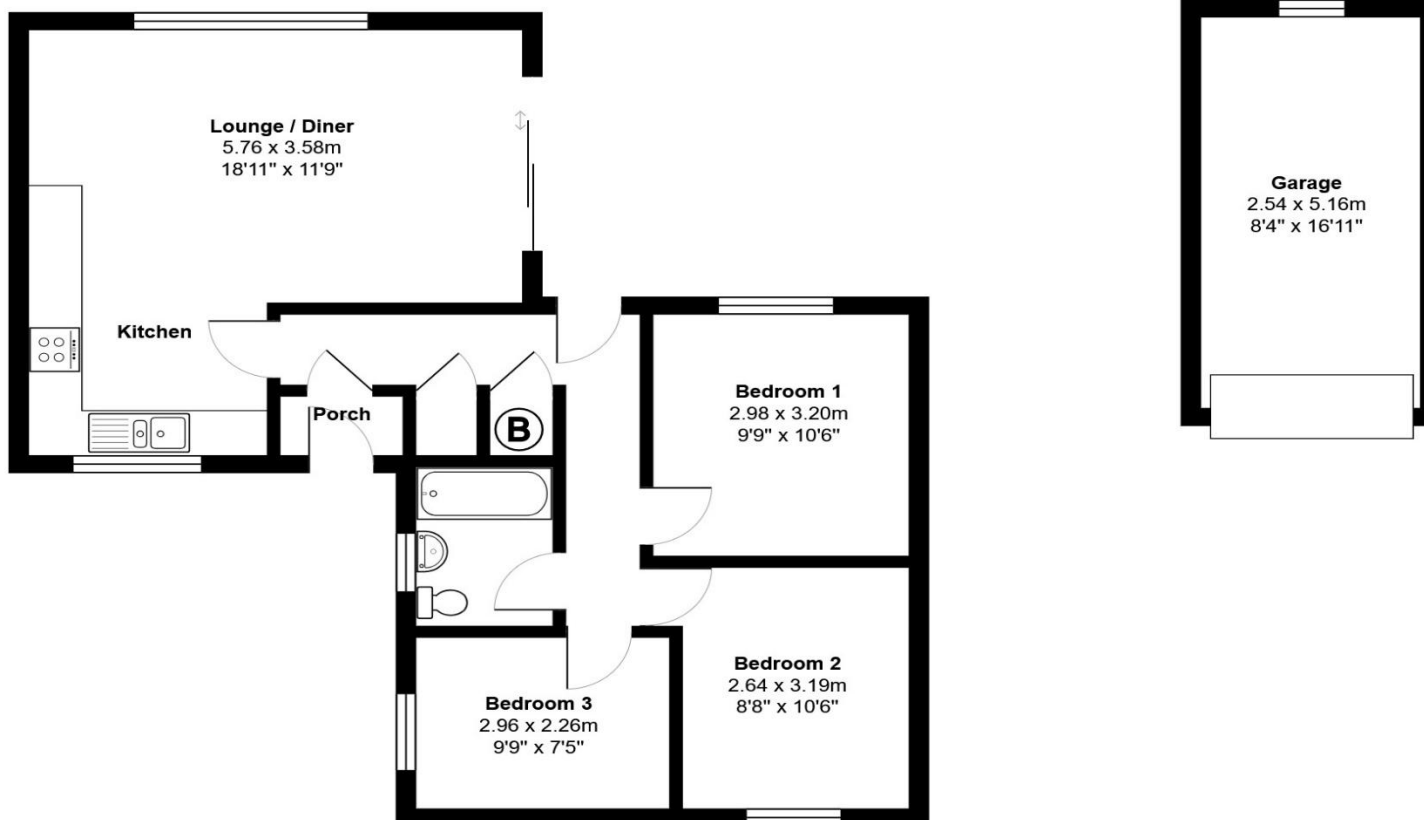
MINING AND RADON

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





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Total Area: 65.6 m² ... 706 ft² Excluding Garage

All measurements are approximate and for display purposes only



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