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Mennabroom



St Neot 1.4 miles - Liskeard 7.7 miles -  
Plymouth 26.8 miles

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A detached two bedroom  
bungalow with adjacent gardens  
in a peaceful semi-rural setting

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- Two Bedrooms
- Detached Bungalow
- Open Plan Living
- Contemporary Finish
- Integrated Appliances
- No Onward Chain
- Semi-Rural Location
- Off Road Parking x 2
- Tenure: Freehold
- Council Tax Band: A

Guide Price £209,950



### SITUATION

The property lies in a rural position near the extremely well favoured village of St Neot, offering a community spirit with a well-respected pub, a general store catering for day-to-day needs, Post Office facilities, social club, county primary school and an attractive church with tower. A more comprehensive range of shopping facilities can be found at the market towns of Liskeard and Bodmin with supermarkets, doctors, dentists and a mainline railway station serving London Paddington (via Plymouth). There is access to the A38 trunk road which links to the City Port of Plymouth.

### DESCRIPTION

A well presented detached bungalow with an stylish open plan living space, two bedrooms and low maintenance lawned gardens. The property was built in the early 1980's of brick with a tiled roof and enjoys peaceful setting amongst a semi-rural farming hamlet.

### ACCOMMODATION

The accommodation is presented in excellent order throughout with a stylish open plan living space. Th kitchen is compact yet functional with integrated appliances including an electric oven, hob with extractor fan, washing machine and a built in fridge/freezer. There is a window overlooking the front garden with fitted blinds. There is space for a dining table and chairs alongside the sitting room with ample space for a large sofa suite.

There are two bedrooms both serviced by the family bathroom. The bathroom is complete with a matching suite and

stylish wooden paneling, with a walk in shower cubicle, WC and wash hand basin.

### OUTSIDE

The lawned gardens surround the property with natural hedging, allowing space for outdoor seating in a peaceful setting with countryside views. There is an allocated parking bay directly opposite the bungalow with two spaces designated for the property.

### SERVICES & ADDITIONAL INFORMATION

Mains electricity and water. Private drainage via septic tank (last emptied in March '25). Bottled gas central heating. Broadband availability: Superfast & Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges. Due to the natural of the peaceful setting, there are some covenants and shared responsibilities. For further information please contact the Stags Launceston Office prior to viewing.

### VIEWINGS

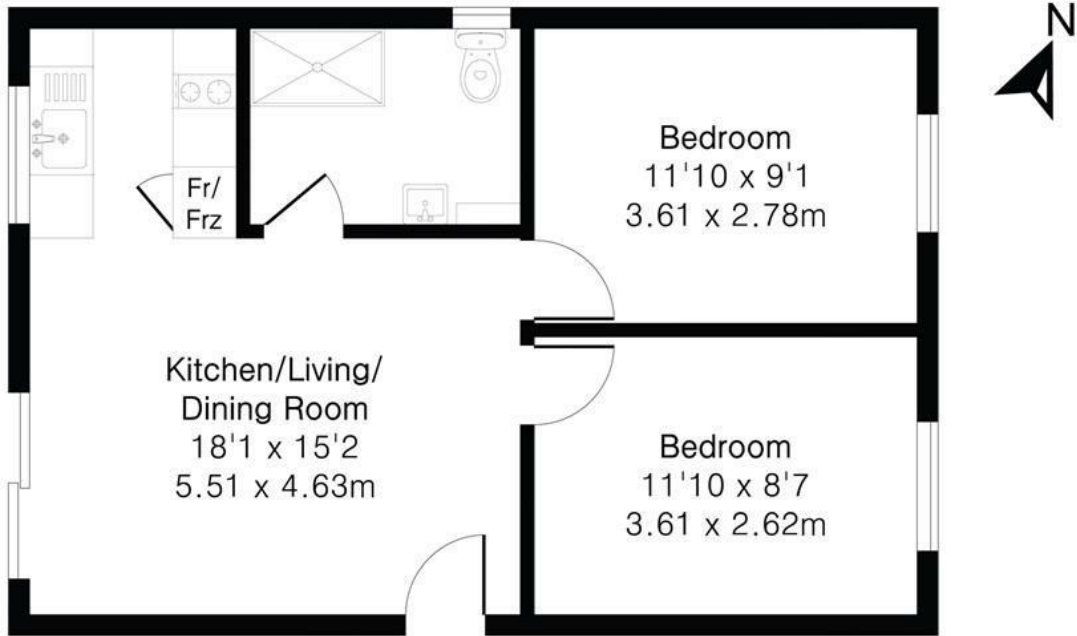
Strictly by prior appointment with the vendors' appointed agents, Stags.

### DIRECTIONS

what3words.com: ///boast.live.probe



## Approximate Gross Internal Area 498 sq ft - 46 sq m



### Ground Floor

For Identification Only Not To Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(45) G	(35-39) H
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		80	48

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