

MILLER TOWN & COUNTRY

Part of Smart Property Group

4 Baynes Close



2 Bedroom Link Detached Home

£210,000

ST CLEER PL14 5RT

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From the moment you arrive, it is clear that this is a home that has been lovingly cared for over many years. The accommodation is beautifully presented throughout, with a warm and welcoming feel and a layout that works equally well for everyday living or entertaining.

The cosy living room provides a comfortable place to relax, featuring a gas coal-effect fire creating an attractive focal point. An opening leads through into the dining area, creating a lovely flow between the two spaces. From the dining area, a door leads into the conservatory, which overlooks the private rear garden.

The fitted kitchen offers a good range of cream-coloured wall and base units, complemented by black granite work surfaces and a range of integrated appliances. The kitchen connects conveniently with the dining area, creating a sociable and practical arrangement.

The conservatory is a real feature, providing an additional reception space overlooking the garden. With its glazed elevations and double doors opening onto the patio, it is an ideal spot to sit and enjoy the garden throughout the year. Upstairs are two well-presented bedrooms, together with a modern fitted shower room.





Outside, the property benefits from gardens to both the front and rear. The front garden is laid mainly to lawn, providing an attractive approach to the property, while the private rear garden is predominantly laid to patio and enclosed by mature flower and shrub borders. The established planting provides colour, interest and a lovely degree of privacy, making the garden an ideal space for outdoor dining and relaxing.

To the front, a driveway provides off-road parking and access to the garage. The property benefits from LPG central heating and uPVC double glazing throughout. Having been lovingly cherished by the current owners for over three decades and thoughtfully improved during their ownership, this is a home that offers buyers the opportunity to simply move in and enjoy, with no onward chain.

St. Cleer is a picturesque village in Cornwall, known for its community spirit and access to the natural beauty of the surrounding area. Residents benefit from local amenities including a village shop, primary school, and public house, all contributing to a convenient lifestyle. The village is well-connected, with easy access to the A38, providing routes to larger towns such as Liskeard and Bodmin, and further afield to Plymouth. This connectivity makes St. Cleer an attractive location for those seeking a balance between rural living and accessibility to urban centres. The area is also rich in outdoor activities, with nearby Bodmin Moor offering walking, cycling, and equestrian pursuits.

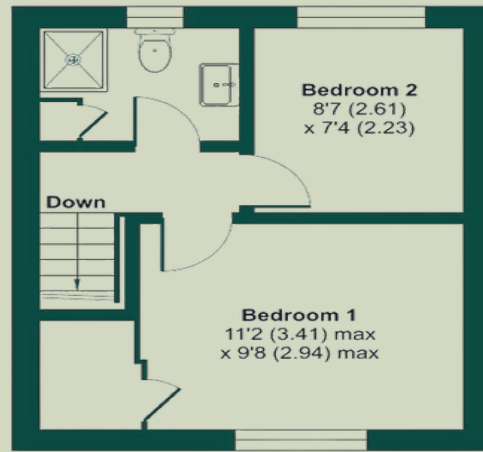


Approximate Area = 697 sq ft / 64.7 sq m

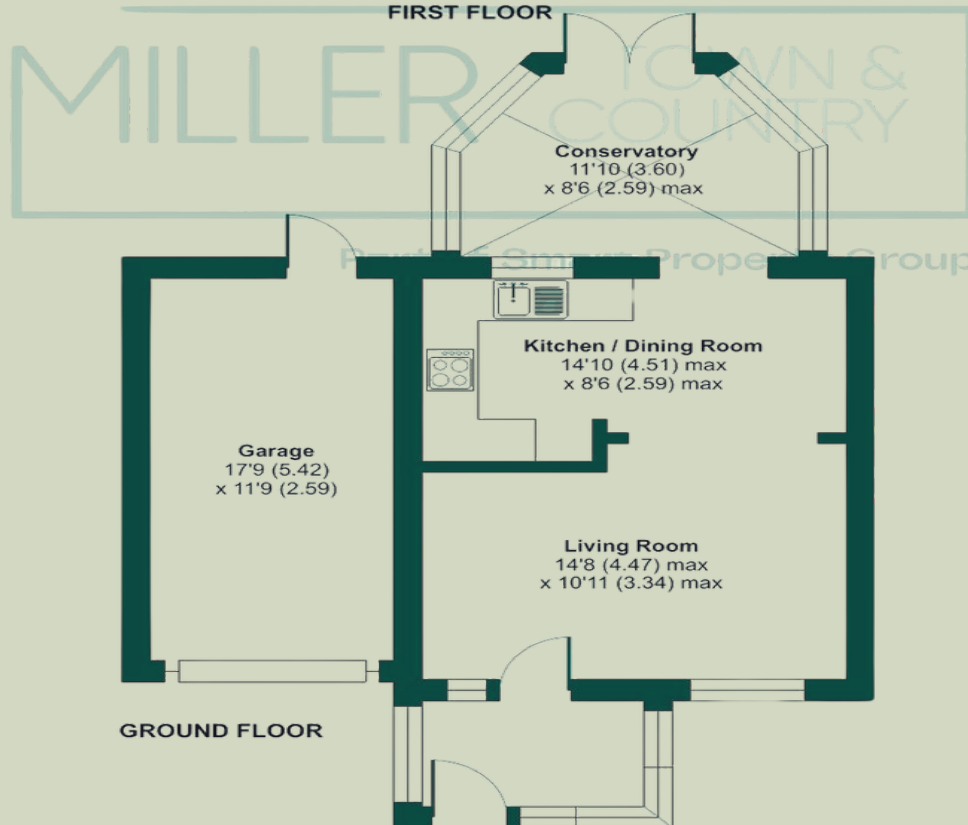
Garage = 154 sq ft / 14.3 sq m

Total = 851 sq ft / 79 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Key information

- | | |
|---|--|
|  Bedrooms: 2 |  Notable construction materials: Speak to agent |
|  Bathrooms: 1 |  Building safety concerns: Speak to agent |
|  Reception Rooms: 2 |  Mining area: Speak to agent |
|  Parking: Garage |  Planning permissions: Speak to agent |
|  Listed Status: Not Listed |  EPC rating: C (69) |
|  Heating: LPG |  Council tax band: B |
|  Utilities: Mains electric, water & drainage |  Tenure: Freehold |
|  Restrictions: Speak to agent |  Broadband: FTTP (*Per Ofcom) |
|  Easements, Wayleaves: Speak to agent |  Mobile signal: Good (*Per Ofcom) |
|  Public rights of way: Speak to agent |  Accessibility: Not Suitable for wheelchair users |
|  Flooding: Speak to agent | |