



Town • Country • Coast



St. Dominick, Tamar Valley

No Onward Chain £569,950



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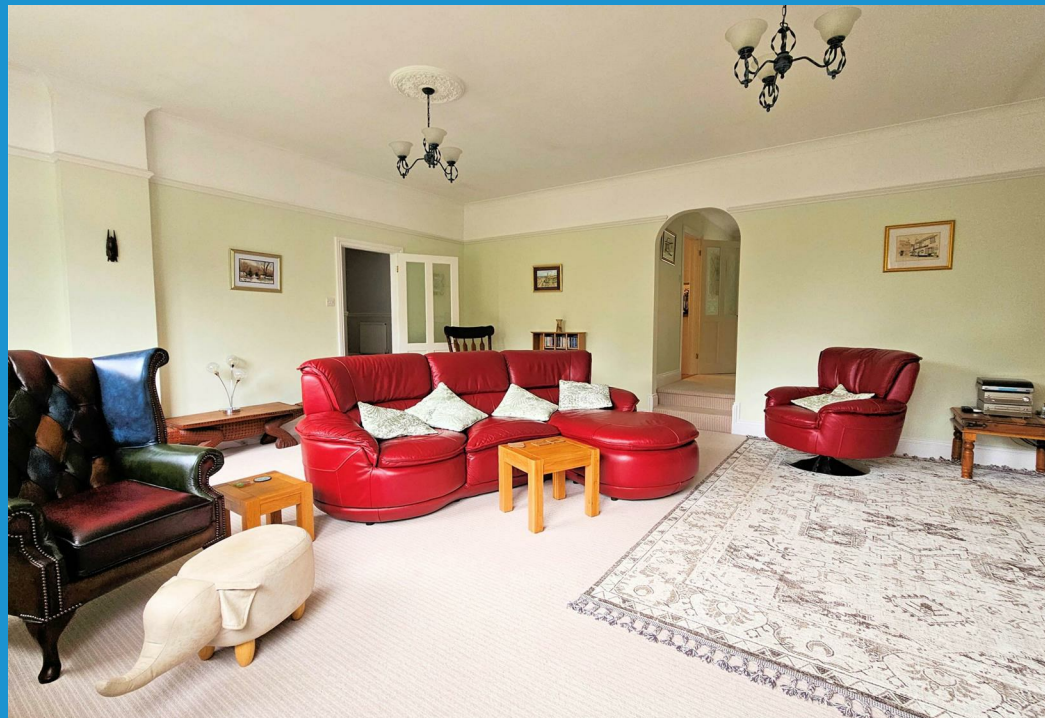
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## St. Dominick

**\*NO ONWARD CHAIN\*** We are delighted to offer this beautifully presented light and spacious home within a sought after village in the Tamar Valley. Benefitting from it's tranquil and private position on the outskirts of the village alongside the charming view of the historic church, this property is a real "must see"!

Currently offering itself as a home ready to move into, the property has great further potential with it's versatile layout, particularly the downstairs bedroom/ family room.

On entering the property, a split stairway in the entrance hall provides access to ground floor and the lower ground floor. The lower ground floor hosts a large family room or further bedroom, with two windows to the front providing natural light and a delightful outlook to the garden and church.

A cloakroom and integral access to the two garages is also found here.

The ground floor provides the rest of the living accommodation. A generous sized living room sits to face the front and provides access through to the dining room at the rear of the property, with double doors to the patio and rear garden beyond.

The kitchen leads further from this and offers integral appliances, ample storage with wall and base units throughout, an island and extensive worktop space provides a modern and practical kitchen space complemented with a utility room beyond providing an additional access to the rear.

Three bedrooms sit on the ground floor, all being generous doubles. The master bedroom boasts a built in double wardrobe and large window to the front alongside a private ensuite shower room.

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### Entrance Hall

### Living Room

21'67 x 17'96 (6.40m x 5.18m)

### Dining Room

13'49 x 12'63 (3.96m x 3.66m)

### Kitchen

11'78 x 11'33 (3.35m x 3.35m)

### Utility Room

11'32 x 5'84 (3.35m x 1.52m)

### Bedroom One

14'18 x 13'01 (4.27m x 3.99m)

### En Suite

11'34 x 5'60 (3.35m x 1.52m)

### Bedroom Two

12'24 x 10'3 (3.66m x 3.12m)

### Bedroom Three

12'27 x 11'31 (3.66m x 3.35m)

### Bathroom

11'33 x 5'84 (3.35m x 1.52m)

### Family Room / Bedroom Four

26'25 x 13'09 (7.92m x 4.19m)

### Garage 1

19'40 x 9'58 (5.79m x 2.74m)

### Garage 2

19'42 x 11'06 (5.79m x 3.51m)

### Front Garden

A level lawned garden sits to the front, enclosed and secured on all sides further offering side access to the rear of the property.





## Rear Garden

A very sunny and private enclosed space, positioned to offer a lawn and patio, accessed via double doors from the dining room, utility or side gate.

## EPC

59/D

## Tenure

Freehold

## Services

Mains water, drainage and electricity Oil central heating.

## Council Tax Band

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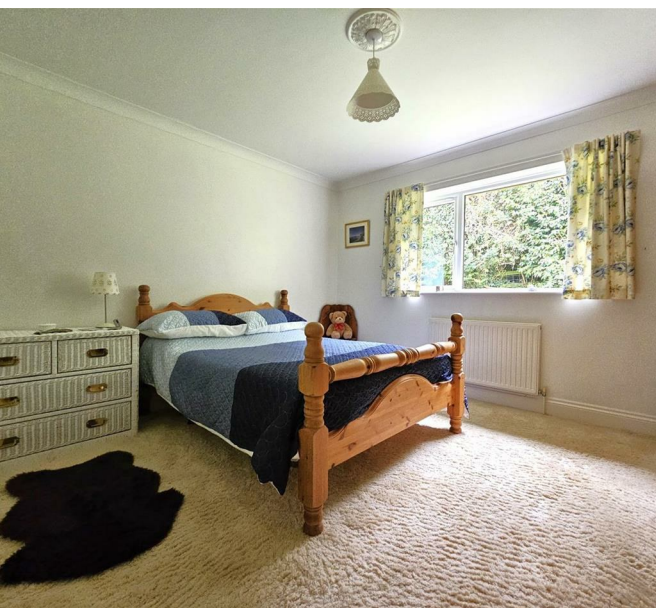
## Situation

St. Dominick is a delightful village within the Tamar valley offering a wealth of attractions with its superb position. Nearby is the popular St Mellion Health spa

and Golf club and neighbouring towns of Callington and Saltash provide further amenities such as supermarkets, doctors surgeries and colleges while the village itself hosts a popular primary school, community shop, public house, bus routes and many beautiful walks and attractions within the village or a short drive away such as Cotehill Quay, Calstock and Kithill.

## Directions

Taking the A388 towards Saltash, follow the road to the roundabout for St. Mellion, at the round about taking the first exit will bring you into the village after approximately two miles, taking a left follow the road through the village where you will soon arrive at the Parish Church to your left hand side, pass this where the property lays shortly on your right hand side.





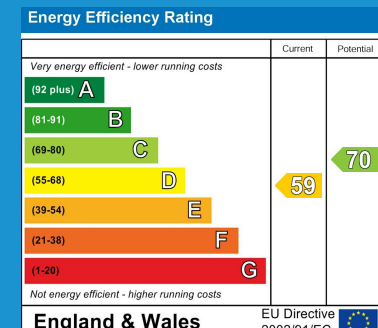
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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