

1 The Willows

St. Dominick | Saltash

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Guide Price £425,000





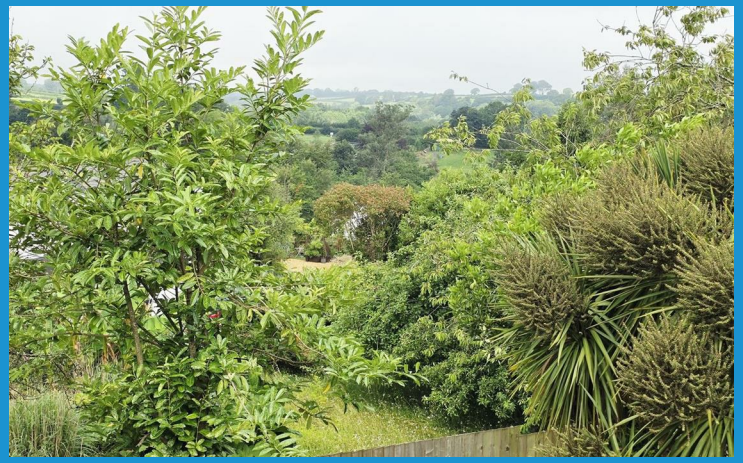


A deceptively spacious 5 bedroom detached dorma bungalow situated in a peaceful cul-de-sac within a popular village setting. The property has a double driveway, with provision for 3 or 4 vehicles alongside an integral garage with gardens at the front and rear. The accommodation includes 2 bedrooms which have en-suites alongside an open-plan kitchen and breakfast room.

At the front of the property, there is a gravelled garden area with a range of established plants and shrubbery. To the right hand side there is a driveway with provision for 3 vehicles and there is another driveway to the other side, with a pull in for another garden in front of the garage with gated side access. A front door leads into the porch where there is space for coats and shoes with a door through to the hallway. On your left, there is a spacious open living with a front facing window providing plenty of light. At the back of the property there is a spacious open-plan kitchen and dining room with a range of wall and base units and double patio doors leading into the garden.

There are 3 bedrooms on the ground floor alongside the family bathroom and the main bedroom has an en-suite shower room. A door from the kitchen provides access to the garage which is integral and therefore ideal for storage or a hobbies room/gym. On the first floor there are 2 further bedrooms with an especially large bedroom with 3 velux windows at the rear with a good village outlook and views alongside a walk-in dressing room and an en-suite.







Situation

St Dominick is a pretty East Cornwall village with a wealth of amenities including a well renowned public house and a primary school which is rated outstanding. The village is on a bus route, there is a village shop and St Mellion Golf & Country Club is only a 5 minute drive away. Also close-by is a Waitrose and Tamar View Garden Centre/Cafe at Carkeel. The village offers good access to the nearest town in Callington where there is a secondary school, supermarkets and a range of other amenities in the town centre. The village also offers good access to the City of Plymouth alongside the Tamar River where there are stunning views and the National Trust attractive of Cotehele House with its stunning gardens and Mill set down by the river.

Directions

The postal code for the proeprty is PL12 6QW. Drive into St Dominick and turn left at the junction, drive past the school and park Road turning and then take the next right turning into Baber. Follow the road as it leads to the left, ignore the first left hand turning and then take the next left turning which leads down into the cul-de-sac and the property in questions is the first on your right hand side and you can park on the driveway there.

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Porch
5'7" x 5'6" (1.72m x 1.69m)

Hallway

Living Room
16'3" x 13'0" max (4.97m x 3.98m max)

Bedroom
13'3" x 9'1" (4.04m x 2.78m)
4.04m narrows to 2.69m

En-suite
8'9" x 3'9" (2.67m x 1.15m)

Bedroom
10'2" x 8'9" (3.10m x 2.67m)
Plus Door Recess

Bedroom
8'11" x 8'10" (2.72m x 2.71m)

Shower Room
6'10" x 5'8" (2.10m x 1.75m)

Kitchen / Dining Room
22'11" x 9'1" (6.99m x 2.78m)

Integral Garage
18'4" x 8'3" (5.59m x 2.54m)

First Floor

Bedroom
15'8" x 14'11" max (4.78m x 4.56m max)
Sloping Ceilings

Dressing Room
9'6" x 6'7" max (2.91m x 2.01m max)
Sloping Ceilings

En-Suite
9'1" x 8'5" max (2.77m x 2.59m max)
Sloping Ceilings

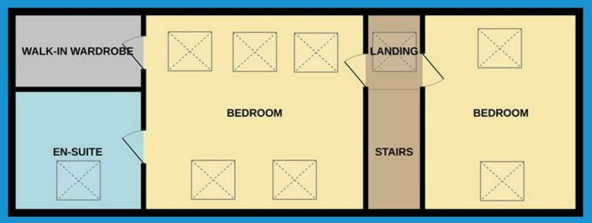
Bedroom
14'8" x 9'9" (4.48m x 2.98m)

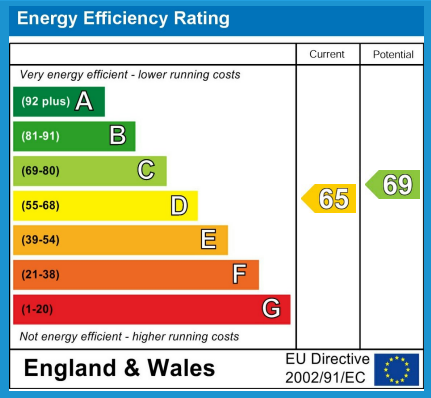
Services
Mains Electricity, Water and Drainage
Oil Fired Central Heating
Council Tax Band E

Ground Floor



First Floor











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IMPORTANT:
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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