



Pillaton, Saltash  
PL12 6RA

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**D**AWSON **n**OTT  
E S T A T E A G E N T S

## Guide Price £299,995

Pillaton is a small sought after village with a community feel, a Public House and Church. It is situated between Saltash and Callington, where wider facilities are available including supermarkets, shops, health centres, primary schools and community colleges.

- Modern Semi Detached House sited on a corner plot
- 2 Receptions and a Conservatory
- Kitchen and Separate Utility room
- 3 Bedrooms
- Good sized gardens and Parking
- Located in sought after Village



The property is approached via the principle driveway and path leading to the front entrance. The entrance door provides access into the Hallway where stairs rise to the first floor and there is access to the ground floor accommodation. The Utility room is fitted with a range of modern wall and base units with roll top work surfaces, under unit space with plumbing for washing machine and space for a tumble dryer. There is a storage cupboard and space for upright fridge/ freezer. The Cloakroom comprising of low level WC and has a corner wash hand basin. From here a door gives access into a recessed area with a useful storage cupboard. The Kitchen then follows which is fitted with modern wall and base units. There is a 4 Ring Electric hob and Neff eye level double oven, glass display cabinets, under unit lighting, drawer space and built in fridge. The Conservatory faces to the rear and has sliding doors providing access through to the rear garden. There is also a side door giving access to the rear patio. The Dining room has not only space for the usual table and chairs but further space for additional reception furniture. An opening then leads through to the Lounge, where the main feature is the fireplace with an inset log effect Electric fire set in a sand stone fireplace and is a nice room for the family to relax in.

On the first floor there is a Landing providing loft access and access to the upstairs accommodation. Bedroom 1 is a good sized double room with fitted wardrobes, with hanging rails and shelving and faces to the front. Bedroom 2 is a double bedroom room also has a range of wardrobes and faces to the side enjoying countryside views. Bedroom 3 is also a double bedroom facing to the front and has a fitted corner cupboard with matching chest of drawers. The Bathroom includes a wash hand basin, bath and a separate shower cubicle housing the Electric shower and there is an airing cupboard. There is a separate toilet with a low level WC.

The property has oil fired central heating and uPVC double glazing. The vendor has advised us that the property was rewired in 2018.



## OUTSIDE

To the front there is a driveway for approximately 2 vehicles, which leads down to the front entrance door. There is an outside tap, socket and lighting. The garden has a shaped lawn edged with flowers and shrubs. There is also a further parking facility to the right hand side of the property which is ideal for guests.

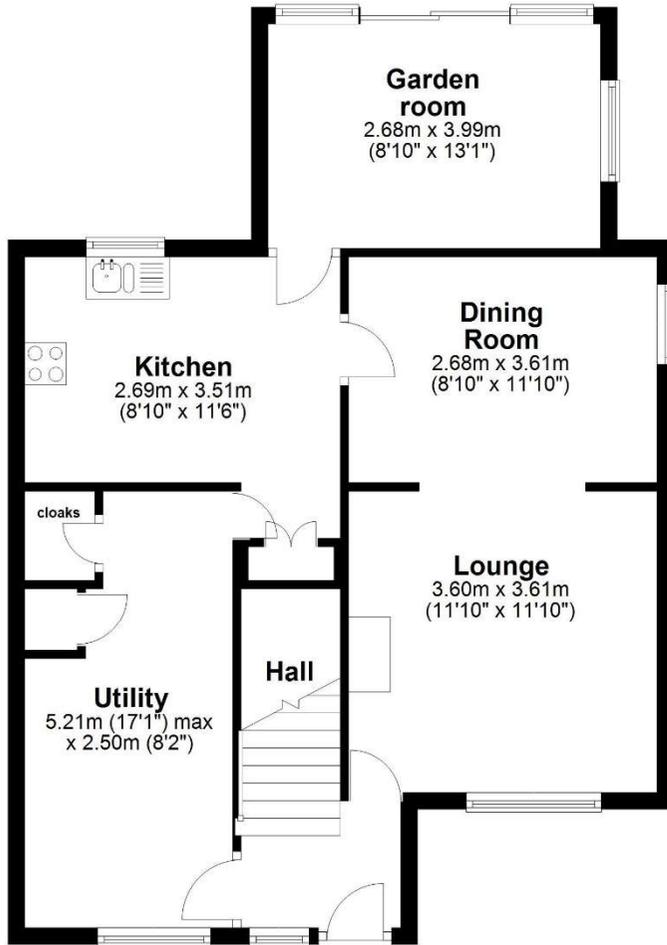
A pathway and gate then opens to the rear, where there is a patio area with steps leading down to the lawn, paved drying/BBQ area and outside lighting. There are mature flowers and shrubs with the garden being enclosed by fencing.

Services:- Mains Electric, Water and Drainage. Oil fired heating.

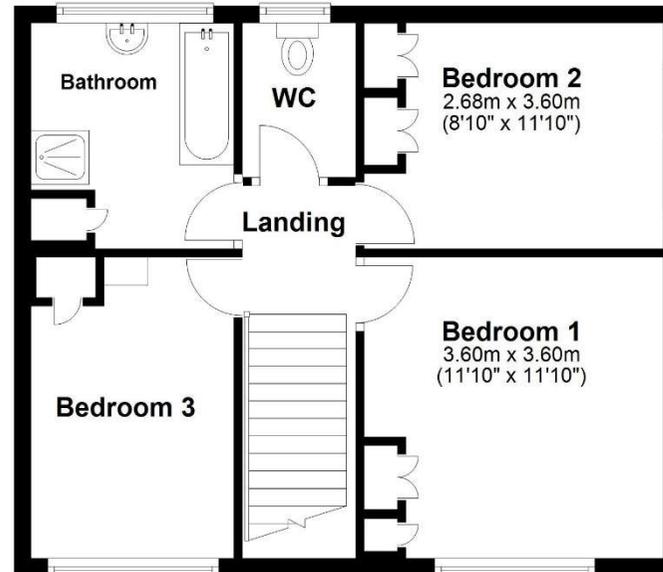
Council Tax:- According to Cornwall Council the Tax Band for the property is D.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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AGENTS Note:- Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. 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. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

