



Guide Price £270,000 - Freehold  
Pensilva, PL14 5PQ

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ESTATE AGENTS

A detached bungalow situated in a small cu de sac within this popular Village close to amenities in need of some updating. Brief accommodation comprises:-Porch, Hallway, Lounge, Conservatory, 3 Bedrooms and Shower room.

Outside there is a Garage, Parking and good sized larger than average Gardens. The property has Gas central heating and uPVC double glazing. BEING SOLD WITH NO ONWARD CHAIN.



**Situation:-**

The property is located within the moorland village of Pensilva which offers a good range of local facilities to include a shop, church, primary school, community centre, modern health centre and a public house. For more comprehensive amenities the towns of Liskeard and Callington are within driveable reach. A number of countryside walks can easily be accessed and a train station can be located at Liskeard.

**Porch:- 2'10" (0.86m) x 3'11" (1.19m)**

uPVC double glazed front door with inset glass panel and matching side panel, wooden internal door with inset glass panels and matching side panel gives access to to the main hallway.

**Bedroom 1:- 10'11" (3.33m) x 11'9" (3.58m)**

Double bedroom with uPVC double glazed windows to the front and radiator.

**Bedroom 2 :- 8'11" (2.72m) x 9'11" (3.02m)**

uPVC double glazed window to the rear overlooking the garden and radiator.

**Bedroom 3:- 7'0" (2.13m) x 10'0" (3.05m)**

uPVC double glazed window to the side and radiator.

**Shower room:- 5'6" (1.68m) x 6'11" (2.11m)**

Suite comprising wash hand basin, corner shower cubicle housing the shower, tray, enclosing door and screens. Tiling to the walls, uPVC double glazed frosted window to the rear elevation, radiator.





### Hallway:-

Loft access, cloaks hanging cupboard with shelving, hanging rail and storage space with cupboards. Further storage cupboard housing the central heating and hot water boiler shelving and storage space.

### Lounge:- 13'10" (4.22m) x 11'11" (3.63m)

The main feature of this room is the fireplace with a living flame, coal effect gas fire set on hearth, stone backing, wooden mantels and display area. uPVC double glazed encased window to the side elevation and secondary double glazed door and windows looking through to the Conservatory.

### Conservatory:-

uPVC double glazed encased in opening windows to the rear and side elevations, uPVC double glazed door with frosted glass giving access to the rear.

### Kitchen:- 8'6" (2.59m) x 11'11" (3.63m)

Fitted with a range of wall and base units, roll top work surfaces, stainless steel sink unit with drainer and taps. Space for cooker and under unit space and plumbing for washing machine, draw space, part tiling into the walls. uPVC double glazed window to the front elevation with tiled sill and uPVC double glazed frosted glass door to the side elevation.. Radiator, area suitable for small table and chairs and also space for upright fridge/ freezer.

### Outside:-

To the front gates open up to a driveway suitable for 2 vehicles. A pathway leads around to the rear and has access into the side entrance and to the front. The front garden has lawns, flowers and shrubs. To the rear there is a paved terrace ideal for outside dining. A pathway leads from the side through the garden and there is a greenhouse and storage shed. The main garden is laid to lawn with trees, flowers and shrubs.

### Garage:-

Garage with metal up and over door power and light, window to the rear elevation and side access door, workshop area.

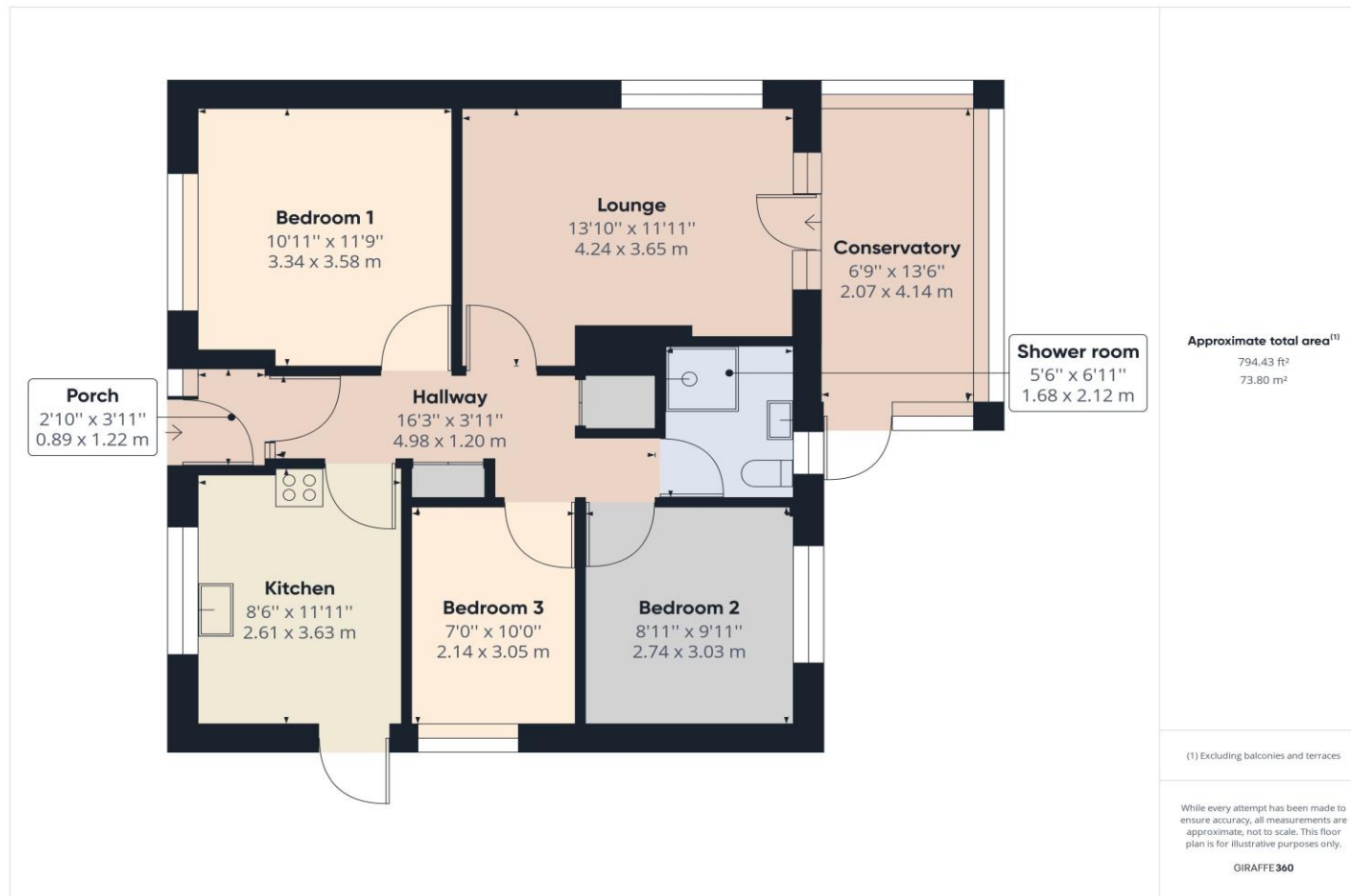
### Council Tax:-

According to Cornwall Council the council tax band is C.

### Services:-

Gas, electric, water and drainage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

AGENTS Note:-  
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.  
 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.  
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.  
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.  
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN