



Guide Price £230,000 - Freehold  
St Dominick PL12 6TE

**DOWSON**nott  
ESTATE AGENTS



A deceptively spacious modern property which has been greatly improved by the present vendor to provide a comfortable home for a variety of buyers. Brief accommodation comprises:- Porch, light and airy Lounge-Dining room, Kitchen-Breakfast room with built in oven and hob, Hall, Cloakroom, Sun room on the ground floor. Landing, 3 Bedrooms and Bathroom on the first floor.

Outside there are easy to manage front and rear gardens, Garage and Parking. Countryside Views can be enjoyed from the rear elevation stretching to Kit Hill. The accommodation is well presented throughout, is warmed via electric heating and has uPVC double glazing.



#### Situation:-

The quaint village of St Dominick has a pub/restaurant, community shop, primary school, sports field, village hall and two churches. There are many recreational pursuits nearby including St Mellion Golf and Leisure Club, places of historical interest, The Tamar Valley a designated Area of Outstanding Natural Beauty, Dartmoor and the coast are all within driveable reach. The towns of Callington and Saltash lie approximately 4.5 miles and 7 miles away respectively and have a selection of local amenities and facilities.

#### Porch:- 2'11" (0.89m) x 5'8" (1.73m)

Entrance door with inset glass panels gives access through to the porch with windows to the front and the side elevations. Sliding uPVC double glazed entrance door with frosted glass then gives access through to:-

#### Sun room:- 5'2" (1.57m) x 19'2" (5.84m)

Having uPVC double glazed windows to the rear elevation enjoying distant countryside views across to Kit Hill. Utility area which has plumbing for washing machine and space for tumble dryer. Electric night storage heater, uPVC double glazed door giving access to the rear with cut flap.

#### Landing:- 9'0" (2.74m) x 3'5" (1.04m)

With access through to the bedrooms and bathroom, loft access. Airing cupboard with a recently replaced hot water cylinder and shelving.

#### Bedroom 1:- 9'10" (3m) x 11'10" (3.61m)

Double bedroom having uPVC double glazed window to the rear elevation. This room particularly enjoys extensive views across the village, across countryside and again to Kit Hill. Electric night storage heater, wardrobes with sliding doors, hanging rails and shelving.



**Lounge/Dining room:- 12'0" (3.66m) x 20'4" (6.2m)**

A light and spacious reception room having uPVC double glazed windows to the front elevation overlooking the attractive garden. Ample room for reception and dining room furniture, two night storage heaters, internal door with glass panels gives access into the inner hall. French doors give access to:-

**Kitchen/Breakfast room:- 11'9" (3.58m) x 8'9" (2.67m)**

Fitted with a range of wall and base units, glass display cabinets, roll top surfaces, draw space, built in four ring, electric hob and eye level double oven Part tiling into the walls. plumbing for dishwasher. Wooden window looking through to the sun room. Night storage heater, area suitable for table and chairs. Sink unit with tap over and drainer, wine rack, recessed area suitable for fridge/freezer and shelving.

**Hall:- 11'10" (3.61m) x 3'0" (0.91m)**

With stairs rising to the first floor under stairs, recessed area with storage space, useful storage cupboard with shelving. Electric night storage heater.

**Cloakroom:- 5'4" (1.63m) x 3'10" (1.17m)**

Low level WC, vanity unit with cabinets below and wash hand basin. Built in toiletry cupboard with drawer space. Part tiled splashback, wooden frosted window looking through to the Sun room and heated towel rail.

**Bedroom 2:- 11'10" (3.61m) x 11'8" (3.56m)**

Double bedroom having uPVC double glazed window to the front elevation. Electric night storage heater, range of wardrobes.

**Bedroom 3:- 8'10" (2.69m) x 8'2" (2.49m)**

uPVC double glazed window to the front elevation, cupboard.

**Bathroom:- 5'5" (1.65m) x 8'0" (2.44m)**

Suite comprising of encased cistern low level WC, vanity unit incorporating the wash hand basin and cabinets below, bath with Mira shower over with shower head. uPVC double glazed uPVC double glazed windows to the rear elevation. Part tiling to the walls, shaver point, heated towel rail.

**Outside:-**

The property is approached via a gateway and steps give access down to the front porch. The front garden is laid to pebble with an array of flower and shrub beds. Garden walling and fencing. To the rear there is a paved patio, ideal for small table and chairs. A gateway that gives access to a path that then leads down to the garage.

**Garage:-**

Remote control door door and a rear door. Power and light. There is a parking space to the front of the garage.

**Services:-**

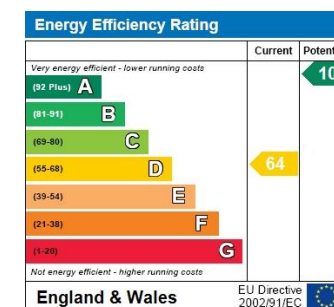
Electric, water and drainage.

**Council Tax:-**

The vendor has advised us that the council tax band is C.







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