



Guide Price £220,000 - Freehold
Bathpool PL15 7NW

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ESTATE AGENTS

****MODERN HOUSE LOCATED IN A VILLAGE SETTING**** Brief accommodation comprises:- Hall, Lounge, Kitchen/Dining room, Rear Hall on the ground floor. On the first floor the Landing, 2 DOUBLE Bedrooms and Bathroom can be found.

Outside there are low maintenance Gardens, Garage and Parking. From the front elevation Countryside Views can be enjoyed and the property has Calor Gas Central Heating and uPVC double glazing.

BEING SOLD WITH NO ONWARD CHAIN.



Situation:-

Bathpool is a quaint village situated in the civil parish of North Hill in east Cornwall, approximately 8 miles distant from both Cornish towns of Callington and Launceston. The village is situated in the River Lynher valley on the southeast fringe of Bodmin Moor and there is a selection of individual properties both period and modern designs.

There are a number of local gatherings, events and recreational pursuits that take place both in Bathpool and the surrounding villages for all members of the family. The coast and moorland are both within driveable reach.

Landing:- 5'8" (1.73m) x 6'0" (1.83m)

uPVC double glazed frosted window to the rear elevation, loft access, access through to the bedrooms and bathroom.

Bedroom 1:- 10'11" (3.33m) x 12'4" (3.76m)

Double bedroom with uPVC double glazed windows to the front elevation enjoying views across woodland and surrounding fields. Radiator, wardrobes with hanging rail, shelving and storage space. Airing cupboard housing the hot water tank.

Bedroom 2:- 10'4" (3.15m) x 8'2" (2.49m)

uPVC double glazed windows to the front elevation, again enjoying the views, radiator, wardrobes with hanging rail shelving and storage space.



Entrance:-

uPVC double glazed front door with leaf design frosted glass detail and matching side panel gives access through to the hallway.

Hall:- 3'9" (1.14m) x 3'0" (0.91m)

With stairs rising to the first floor, access through to the kitchen/dining room and the lounge.

Lounge:- 10'10" (3.3m) x 14'7" (4.45m)

A nice light and airy room having the main feature as the slate fireplace and slate mantel. Gas connection, uPVC double glazed window to the front elevation again enjoying the views, radiator.

Kitchen/Dining room:- 10'3" (3.12m) x 14'7" (4.45m)

Fitted with a range of wall and base units, roll top work surfaces, 4 ring electric hob with a oven below and an extractor above. Plumbing for washing, space for upright fridge/freezer, drawer space. uPVC double glazed window to the rear elevation, part tiling to the walls. Area suitable for dining room table and chairs and uPVC double glazed window to the front elevation with a pleasant outlook across to fields, radiator.

Rear Hall:-

uPVC double glazed door glass detail gives access to the rear, under stairs recessed area.

Bathroom:- 7'5" (2.26m) x 6'1" (1.85m)

Suite comprising of low level WC, wash hand basin, bath with electric shower over. Part tiling to the walls, uPVC double glazed and frosted window to the rear elevation, radiator, extractor.

Outside:-

Outside to the front, there is a driveway suitable for one vehicle which gives access to the garage. To the front there is a small walled garden finished in gravel. The rear garden has a pebble pebble finished area and a slate chipped pathway leading around to the rear. There is a raised patio suitable for garden furniture and the garden is enclosed with walling.

Attached WC:- 4'1" (1.24m) x 3'7" (1.09m)

Low level WC, wash hand basin, radiator, uPVC double glazed window and enclosing door.

Garage:- 9'5" (2.87m) x 15'0" (4.57m)

With electric operated doors, central heating and hot water boiler, rear door access to the garden. Power and light.

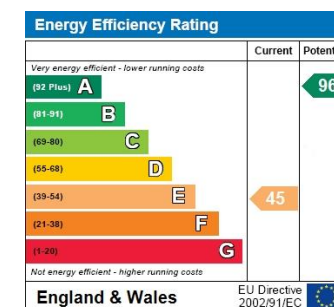
Services:-

Electricity, water and drainage. Calor Gas central heating.

Council Tax:-

According to Cornwall council the council tax band is C.





AGENTS Note:-
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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.
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