



Guide Price £265,000 - Freehold
Metherell PL17 8FF

DOWSON **nott**
ESTATE AGENTS

Modern Semi detached house set within a sought after village in a tucked away location. The property is very well presented and would make a lovely home for a variety of purchasers. Brief accommodation comprises:- Open plan Kitchen/Dining/Lounge with some built in appliances and Cloakroom on the ground floor. Landing, 3 Bedrooms (2 DOUBLE) and Bathroom which includes a separate shower cubicle on the first floor.

Outside to the front the property has the advantage of Parking for 2 cars and low maintenance garden. To the rear there are attractive Gardens which include lawns, patio section ideal for alfresco dining/entertaining, an array of flowers, shrubs and fruit trees. The property has uPVC double glazing, owned Solar Panels, LPG heating and should definitely be viewed to be appreciated.



Situation:-

The property is situated in a tucked away location within the quaint village of Metherell. The nearby village of Harrowbarrow together with St Anns Chapel and Gunnislake offering a variety of facilities including primary schools, post office/stores, garage/mini market and station with rail link to Plymouth. The National Trust property of Cotehele House set in the beautiful Tamar Valley just above the river is within 1.5 miles and the surrounding countryside provides some superb walks.

Entrance:-

Composite entrance door with eye spy, inset glass panels and cat flap gives access through to:-

Landing:- 13'2" (4.01m) x 6'3" (1.91m)

With access through to the bedrooms and bathroom, loft access. Large cupboard with hanging rail and ample storage space.

Bedroom 1:- 10'4" (3.15m) x 11'7" (3.53m)

Double bedroom having uPVC double glazed windows to the front elevation with a pleasant outlook. Radiator, ample room for bedroom furniture.

Bedroom 2:- 9'11" (3.02m) x 11'8" (3.56m)

Double bedroom having uPVC double glazed windows to the side elevation, radiator. TV aerial point.

Bedroom 3:- 7'4" (2.24m) x 6'4" (1.93m)

uPVC double glazed window to the front elevation with the pleasant outlook, radiator.



Open plan Kitchen/Lounge/Dining room 27'3" (8.31m) x 15'2" (4.62m)

Kitchen - Fitted with a comprehensive range of wall and base units, soft close drawers, square edged wood effect work top surfaces over. Four ring induction hob with stainless steel and glass finished canopy above incorporating the extractor and lighting. Stainless steel sink unit with one and a half bowl and drainer with swan neck tap over. uPVC double glazed windows to the front elevation, under unit space and plumbing for washing machine, built in dishwasher, space for upright fridge/freezer. White coloured brick wall tiling edged with chrome, spotlighting, wood effect Kardean flooring.

Dining area - With space for dining room table and chairs, wood effect Kardean flooring.

Lounge - Main reception room having ample room for furniture, radiators, uPVC double glazed window and uPVC double glazed French doors giving access to the rear. Matching wood effect Kardean flooring, spotlighting. Stairs rising to the first floor, large under stairs storage cupboard with lighting.

Cloakroom:- 9'11" (3.02m) x 2'9" (0.84m)

Comprising of low level WC, wash hand basin with coloured brick style tiled splashback. Radiator, uPVC double glazed frosted window to the side elevation and wood effect Kardean flooring.

Bathroom:- 6'1" (1.85m) x 9'8" (2.95m)

Suite comprising low level WC, large wash hand basin with brick coloured splashback, bath with central taps and matching tiling. uPVC double glazed window to the rear elevation, overlooking the garden. Separate oversized shower cubicle electric shower and head with a tray, enclosing door and screen. Matching tiling as well, radiator and wood effect flooring.

Outside:-

To outside to the front, there is allocated parking for two vehicles. A paved pathway leads up to the front entrance and there are attractive flower and shrub beds.

To the left hand side of the property there is a purpose built storage unit with which houses the two gas bottles. A side gate gives access to the rear garden. To the rear, there is a pathway and steps rise to the main garden, which has lawn sections, raised pond. Patio area ideal for entertaining/ alfresco dining. There are also flowering cherry trees, eating apple, magnolia and pear tree. The garden is enclosed with fencing.

Services:-

Electricity, water and drainage. LPG central heating.

Note:-

The property has owned solar panels which assist with electricity costings.

Council Tax:-

According to Cornwall Council the council tax band is C.






Floor 0

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 Plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		83	86
Not energy efficient - higher running costs			
England & Wales 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.
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41 Fore Street, Callington, Cornwall, PL17 7AQ
Call Us: 01579 550590 | **Email:** info@dawsonnott.co.uk
www.dawsonnott.co.uk

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