



Guide Price £190,000 - Freehold
Pensilva PL14 5PW

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ESTATE AGENTS

A semi detached bungalow situated in a cul de sac location within the popular village of Pensilva. Brief accommodation comprises:-
Porch, Kitchen, Hallway, Lounge/Dining room, 2 Bedrooms, Conservatory and Wet Room. Outside the Gardens to the front are laid to gravel and paving and have flower and shrub beds.

The gardens to the rear are designed for ease of maintenance being decked and ideal for outside furniture and dining. There is a driveway suitable for approximately 3 vehicles and a Garage/Utility. The property has Gas central heating and uPVC double glazing and enjoys Countryside views from the side elevation.



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 bus service. 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:- 6'9" (2.06m) x 2'9" (0.84m)

Upvc doubled glazed entrance door with inset frosted glass, Upvc double glazed windows to the side elevation enjoying countryside and woodland views. Internal door with inset glass panels give access through to:-

Bedroom 1:- 14'5" (4.39m) x 9'6" (2.9m)

Large double bedroom with Upvc double glazed windows to the rear elevation overlooking the decked garden, radiator.

Bedroom 2:- 6'10" (2.08m) x 8'0" (2.44m)

Radiator and sliding doors giving access to the:-

Conservatory:- 7'11" (2.41m) x 8'2" (2.49m)

Which can be adapted to individual requirements or preferences. uPVC encased and opening double glazed windows to the side and rear elevation. Upvc double glazed door giving access to the rear decked garden.

Wet room:- 9'3" (2.82m) x 5'0" (1.52m)

Comprising of a shower area with an electric shower, drainage into the floor, enclosing half height doors.



Hallway 12'7" (3.84m) x 2'7" (0.79m)

From the hallway access to the lounge, bedrooms, wet room and kitchen. Loft access, cupboard with shelving and further cloak hanging cupboard with hooks, shelving and storage space, radiator. Opening through to the:-

Kitchen:- 10'7" (3.23m) x 8'0" (2.44m)

Fitted with a range of wall and base units with wood worktop surfaces over. Belfast sink with pull out tap over, space for cooker, rustic style tiling to the walls, space for upright fridge/freezer and microwave. Upright cupboard housing the Worcester central heating and hot water boiler, with shelving and storage space. Upvc double glazed windows to the side elevation again enjoying the views and Upvc double glazed windows to the front elevation. Opening through to the main reception being the:-

Lounge/Dining room:- 15'11" (4.85m) x 9'5" (2.87m)

The main feature of the lounge is the ornate fireplace, with wooden surround and mantle, uPVC double glazed window to the front elevation, radiator and room for reception and dining furniture.

Wash hand basin, low level WC, wall mounted electric heater. Upvc frosted double glazed window to the side elevation, extractor.

Outside:-

To the front of the property the garden has gravelled and paved finished areas, natural hedging, flower and shrub beds. To the side there is a long driveway suitable for three vehicles, which leads up to the garage. From the driveway a gateway gives access to a pathway leading to the rear. The rear garden is decked for ease of maintenance, is enclosed with garden fencing and is an ideal space for outside dining.

Garage/Utility:-

The garage has a metal up and over door and lighting. There is also a utility area with units, space and plumbing for washing machine and tumble dryer, window to the rear.

Services:-

Electricity, water, drainage and gas.

Council Tax:-

According to Cornwall Council the council tax band is B.





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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