



Guide Price £390,000 - Freehold
Chapledown Road, Torpoint

DWSONnott
ESTATE AGENTS

Welcome to this charming, extended, link detached bungalow located on Chapeldown Road with uninterrupted views over St Johns Lake. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The living room is situated to the front of the property with stunning views across the water. With three double bedrooms, which could each easily incorporate an ensuite or dressing room, there is ample space for the whole family to unwind and rest comfortably. This lovely property offers a sense of tranquillity, ideal for those seeking a peaceful retreat.

Situation:- A spacious entrance porch with tiled flooring provides access to :-

Diningroom:- A wooden window to the side elevation. Radiator. Laminate flooring. With doors off to the kitchen and inner hallway.

Living Room:- A bright and spacious dual aspect room taking in the delightful views over St Johns Lake to Maker beyond. Part wood panelling. A Cornish Slate fireplace housing a gas fire. Radiator. Open through to :-

Kitchen :- Situated to the rear of the property with a window through to the conservatory and patio area beyond. A range of pine wall, base and drawer units. Integrated eye level oven and grill. Inset electric hob with an extractor fan over. Stainless steel bowl and a half sink with a swan neck mixer tap over. Radiator. Serving hatch and door through to the dining room. Door providing access to the

W.C :- An opaque uPVC double glazed window to the side. WC and vanity sink with hot and cold taps and mirror over. Radiator. This room is on the back wall of bedroom three and could easily be converted into an en suite shower room.

Shower Room :- Situated to the side aspect with an opaque uPVC double glazed window. Fully tiled. Double shower cubicle. Low level WC with vanity units and shelving. Vanity sink with a hot and cold mixer tap and a bevelled edge mirror over. White heated towel rail.

Outside :- Externally the property has well maintained front and rear gardens, and driveway parking for two to three cars. The garage has light and power and is accessed via an electric up and over door. Behind the garage is a large workshop with light and power and the pretty tiered garden houses a wooden shed.



rear garden via the :-

Conservatory :- With tiled flooring and sliding doors providing access to the rear garden this handy room has space and plumbing for a washing machine and dishwasher.

Inner Hallway :- With doors off to the utility/den, bedrooms two and three, WC, shower room.

Bedroom 1 :- Situated to the front elevation with a uPVC double glazed window taking in the serene water views. Fitted wardrobes and fitted cupboard space which could provide access to the utility/den making it an en suite/walk in wardrobe. Radiator with shelf over.

Utility :- wall mounted Worcester boiler, which we are advised is about 2 years old. This versatile room is currently fitted with cupboards, ample shelving and a worktop with a strip light over and would be an ideal craft room. This room could also be made into an en suite or walk in wardrobe from the main bedroom.

Bedroom 2 :- Situated to the rear aspect with a uPVC double glazed window overlooking the garden. Radiator. Fitted wardrobe.

Bedroom 3 :- Situated to the rear aspect with a uPVC double glazed window overlooking the tiered garden. Radiator.

Rear :- A pretty garden which is ideal for balmy summer evening barbecues. Accessed via sliding patio doors from the conservatory onto a tiled patio area. A uPVC gate leads to the driveway and a wooden door provides access to the workshop with light and power. Steps up to the main garden which is largely laid to lawn, with vast borders housing a variety of small trees, shrubs and plants. There is a wooden shed, behind which is a seating area which is laid to Cornish stone. The rear border is retained by a Cornish stone wall.

Front :- A well maintained garden which is mainly laid to lawn, with well established borders hosting a variety of mature plants and shrubs. Driveway parking for at least two cars, leads to the garage with an electric up and over door, power and light. This peaceful garden takes in the stunning views over St Johns Lake and Maker beyond.

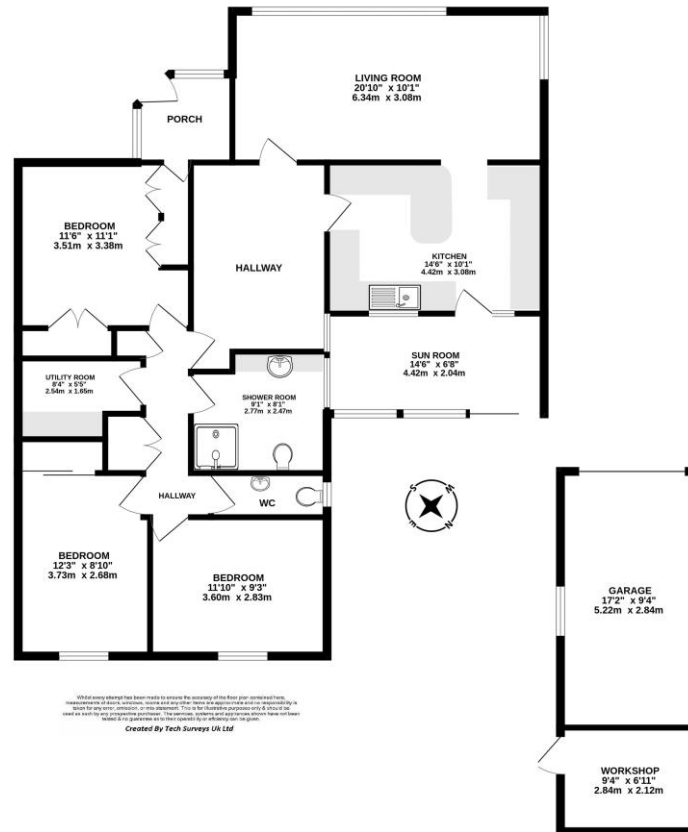
Services :- All main services are connected.

Tax Banding :- The council tax Band is D.



PL11, CHAPELDOWN RD, TORPOINT

GROUND FLOOR
1393 sq.ft. (129.4 sq.m.) approx.



This floor plan has been made to provide the accuracy of the floor plan contained here. Measurements of floor to ceiling, wall to wall and room to room are approximate and are not intended to be used for any legal, planning or other purposes. The floor plan is not intended to be used for any other purpose. The plan is not intended to be used for any other purpose. The plan is not intended to be used for any other purpose. The plan is not intended to be used for any other purpose.

Created By Tech Surveys UK Ltd

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	