



Guide Price £275,000 - Freehold
Pillaton PL12 6SE

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E S T A T E A G E N T S

A detached bungalow situated in a quiet location within the sought after village of Pillaton in a cul de sac setting. Brief accommodation comprises:- Hall, Lounge with feature fireplace, Kitchen, 3 Bedrooms or 2 Receptions, Sun Room, Shower room and WC.

Outside there are Large mature Gardens, Garage and Parking for approximately 3 vehicles. The property has Oil fired central heating, uPVC double glazing, enjoys countryside views and is BEING SOLD WITH NO ONWARD CHAIN.



Situation:-

The charming village of Pillaton is situated on the edge of the River Lynher valley and only a short distance from the Tamar Valley AONB. The village offers a renowned public house and church with the nearby village of St Mellion having a primary school (rated "good" by Ofsted). The towns of Saltash and Callington are within driveable reach and offer a range of shops, amenities and facilities. Nearby there are a number of recreational facilities to be enjoyed by all the family.

Storm Porch

Hallway:-

uPVC double glazed entrance door with inset glass detail and matching side panel, parquet flooring, airing cupboard housing the hot water tank and shelving.

Sun Room:- 7'9" (2.36m) x 12'9" (3.89m)

Opening and enclosing windows, French doors to the rear patio again enjoying the countryside views.

Shower room:- 5'5" (1.65m) x 5'4" (1.63m)

Suite comprising of wash hand basin, walk in shower with glass screens, mira wall mounted electric shower, aqua waterproof wall covering. Tiling to the remainder of the walls, uPVC double glazed frosted window with tiled sill to the side elevation, heated towel rail.

WC:- 2'7" (0.79m) x 5'5" (1.65m)

Low level WC, uPVC double glazed frosted window to the side elevation, radiator.



Loft access, radiator.

Lounge:- 18'3" (5.56m) x 12'2" (3.71m)

The main feature of this room is the fireplace, finished in slate with display areas set on a slate hearth. uPVC double glazed bay window to the front elevation. uPVC double glazed window to the side, radiator. Door with inset glass panel.

Kitchen:- 7'2" (2.18m) x 12'3" (3.73m)

Fitted with a range of wall and base units, roll top work surfaces, space for cooker with an extractor over, sink unit with 1.5 bowl and drainer. Part tiling to the walls, under unit space for fridge/freezer, drawer space, broom cupboard, glass fronted cabinets. uPVC double glazed door and window with frosted glass to the side elevation.

Bedroom 1:- 11'7" (3.53m) x 12'3" (3.73m)

Double bedroom having uPVC double glazed window to the rear elevation over looking the garden enjoying countryside views, radiator.

Bedroom 2:- 12'7" (3.84m) x 8'7" (2.62m)

Double bedroom with uPVC double glazed window to the front elevation and radiator.

Bedroom 3/Reception Room:- 9'3" (2.82m) x 11'7" (3.53m)

Radiator, uPVC double glazed window to the rear and door giving access to the sun room, pleasant outlook over the rear garden and beyond.

Outside:-

To the front the garden has a lawn edged with mature shrubs. There is a driveway which leads down to the garage with parking for approximately 3 vehicles. To the rear the large attractive garden gently slopes and includes lawns, pond, trees, natural hedging, mature flowers and shrubs and patio area. There are 2 greenhouses and screened oil tank and the garden is enclosed with natural hedging.

Garage:-

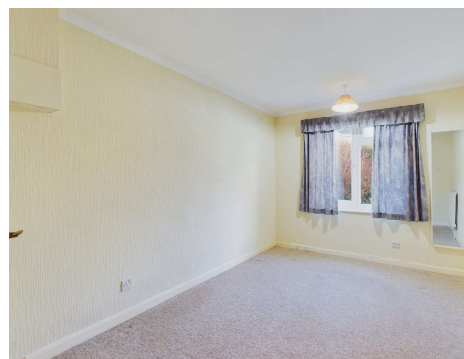
Up and over door.

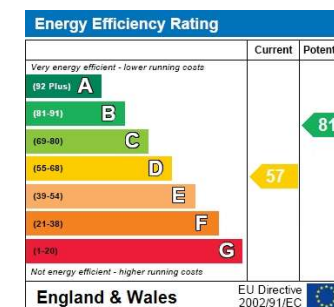
Services:-

Electric, water and drainage. Oil fired central heating.

Council Tax:-

Cornwall Council state banding for this property is Band D.





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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