



**Harrowbarrow**  
**PL17 8BN**



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**Guide Price £125,000**  
**Licence**



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**Description:-** You first enter the property in to the Lounge which is a nice size reception room with French doors giving access to the rear garden. Features include beams and a fireplace including a recess with tiled hearth and mantle over. Double doors with glass open to the light and spacious Kitchen/dining room which is fitted with a range of wall and base units, roll top work surfaces, 4 ring gas Hob with a canopy above incorporating the extractor. There is drawer space and space for upright fridge/freezer. Plumbing and under unit space for washing machine and there are lovely views from the windows across to fields. Door gives access to the outside seating area. Area suitable for dining room table and chairs and further reception furniture if required.

Inner hall with cupboard housing the Worcester central heating and hot water boiler and access through to the bedrooms and wet room.

Bedroom 1 is a double bedroom fitted with a range of wardrobes. Bedroom 2 also has a wardrobe and is an ideal guest room or even a study. The Wet room has a suite comprising WC, wash hand basin, Mira wall mounted electric shower and soak away. Shaver light and point. The property has the benefit of Calor Gas heating and Double Glazing.

**Outside:-** To the front:- The garden is approached via steps and a pathway. There are tiered rockery gardens which are well stocked with a variety of flowers, shrubs and tree. The main garden is paved with flowers and shrubs plus an artificial lawn being an ideal spot for outside dining/entertaining. A gateway gives access to a further area which is finished in artificial lawn. Calor Gas Tank.

To the rear:- There is a patio with seating area, artificial lawn, garden walling and natural hedging. There is a purpose built garden shed, greenhouse and outside tap. The gardens wrap around the property and there is 1 allocated parking space.

**Services:-** Mains Electric and Water with drainage via a Septic Tank on the site. The central heating is via Calor Gas.

**Pitch Fee:-** £179.00 per month.

**Council Tax:-** According to Cornwall Council the Council Tax Band for the property is Band A.



**AGENTS Note:-** Consumer Protection from Unfair Trading Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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