



**St Dominick**

PL12 6QW

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## Guide Price £440,000

The quaint village of St Dominick has a pub/restaurant, community shop, primary school, sports field, village hall and two churches. The towns of Callington and Saltash are nearby where further amenities can be found and there are many recreational pursuits in close proximity. **VIEWING RECOMMENDED.**

- Spacious Detached Property in gated small development
- Versatile accommodation
- 5 Bedrooms
- Attractive Gardens
- Large Kitchen/Dining room
- Garage and Ample Parking for approx 4 vehicles



This very well presented property is situated in a small select development of just three properties having a gated access.

On the ground floor there is versatile accommodation which includes a Porch, a light and airy Hallway, Lounge with feature fireplace, large Kitchen/Dining room providing a great social space to entertain family or friends.

There are 3 Bedrooms, one of which has an En - suite Shower room, but these bedrooms could easily be utilised for a variety of purposes. There is also a modern family Bathroom.

On the first floor the Master Bedroom with its own Dressing room and En-suite shower room can be found.

To finish there is a further spacious double bedroom with both of these having velux windows allowing a great deal of light to enter the Bedrooms.



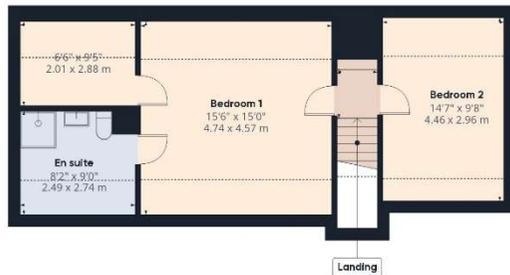
## OUTSIDE

The rear garden is fully enclosed with a degree of privacy and includes a shaped lawn edged in shrubs and trees. There is a side paved patio ideal for outside dining which gives access to the front. To the front of the property there is a brick paved area for parking and to the side space for a caravan or motor home if required. A further driveway leads to the Garage which has an up/over metal door, power and light. This has internal access to the Kitchen/Diner. There is further parking to the front of the garage for one vehicle. The gardens to the front are stone chipped for ease of maintenance, with shrubs and stepping stone paving.

Services:- Mains water, drainage, oil and electricity are connected.

Council Tax:- Band E





**Approximate total area<sup>(1)</sup>**

1581.97 ft<sup>2</sup>  
146.97 m<sup>2</sup>

**Reduced headroom**

194.19 ft<sup>2</sup>  
18.05 m<sup>2</sup>

(1) Excluding balconies and terraces

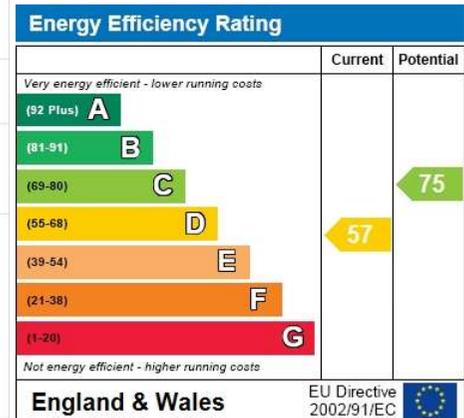
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.

