



St Dominick

PL12 6TD



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

Guide Price £250,000

Situation:- The thriving 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. **NO CHAIN.**

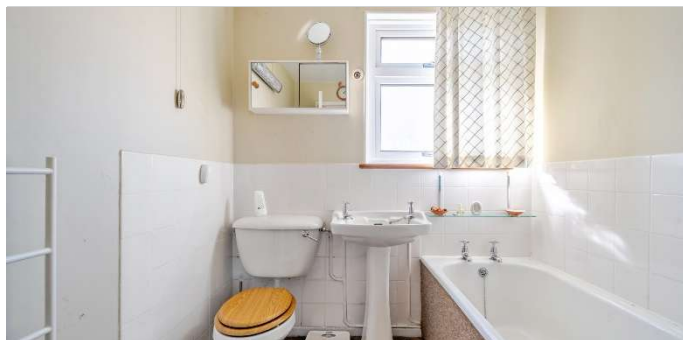
- Detached Bungalow in Village Setting
- 3 Bedrooms
- Woolaway Construction
- In need of some updating
- Gardens, Garage and Driveway
- **NO CHAIN - CASH BUYERS ONLY**



The property is entered via steps rising to the principle door which opens to the hallway. Electric night storage heater, loft access and parquet flooring. Access is also provided to the reception rooms, bedrooms and bathroom. The main reception room being the Lounge is a nice sized room which has a uPVC double glazed window facing to the front, radiator and parquet flooring. The Kitchen/Dining room has a range of wall and base units, roll top work surfaces, space for cooker, fridge and small dining room table and chairs. There is also an airing cupboard, useful pantry cupboard and a radiator. A uPVC double glazed window faces to the side and a door gives access through to the porch. This room could be be utilised for individual requirements and has uPVC double glazed windows and door. The utility room then follows which has power and lighting, plumbing for washing machine, a belfast sink, double glazed window and ample room for further white goods.

The first of the 3 bedrooms is a double bedroom has a radiator and faces to the rear overlooking the garden and surrounding fields. Bedroom 2 is a double bedroom with built-in wardrobes having a bed recess and cupboards above. Being double aspect the uPVC double glazed windows allow a great deal of light in to the room. Bedroom 3 could potentially be adapted to a study or dining room, has uPVC double glazed windows to the front elevation and has a radiator. The Bathroom has low level WC, wash hand basin, bath, radiator and uPVC double glazed frosted window to the rear elevation.

BEING SOLD WITH NO ONWARD CHAIN.



OUTSIDE

The property is approached via a gateway which opens up to the driveway, suitable for 2-3 vehicles. This then leads up to the garage which has an up and over door and a window and door to the rear.

The front garden is mainly laid to lawn with flowers and shrub beds. This leads around to the side Porchway. The rear garden is level sited with sections of lawn, flowers, shrub beds and pathways all enclosed with garden fencing and walling. There is also a garden shed.

Services:- Mains, Electric, Water and Drainage.

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



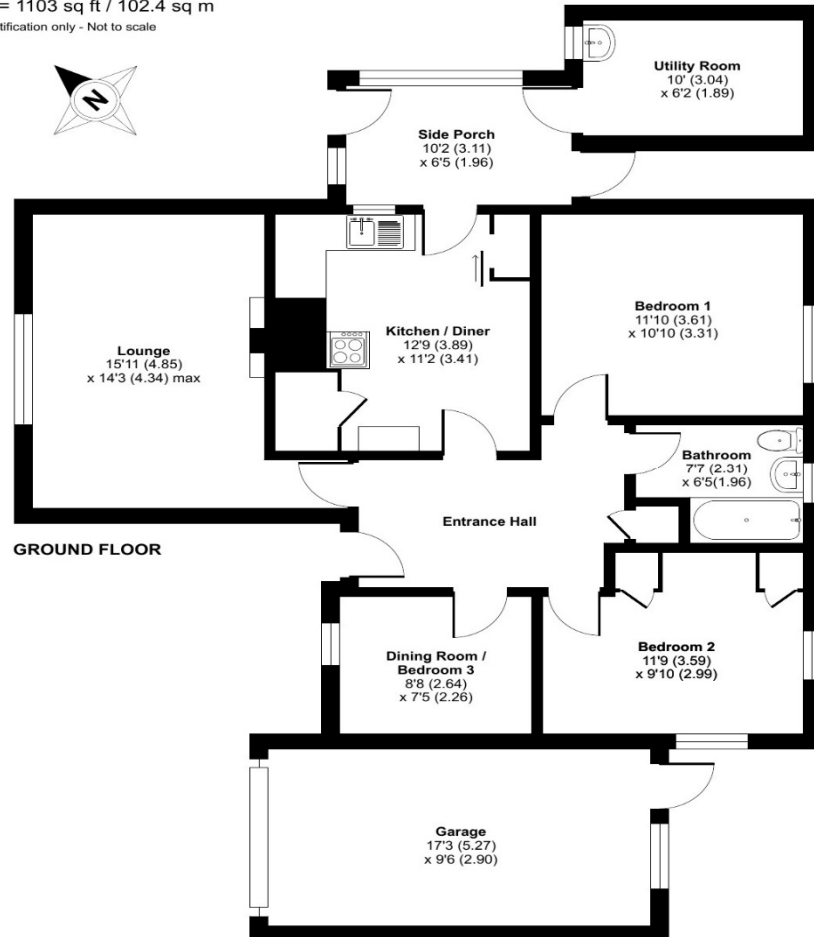
St. Dominick, Saltash, PL12

Approximate Area = 938 sq ft / 87.1 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1103 sq ft / 102.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Dawson Nott Ltd. REF: 1372166

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		53
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

