



8 Park Rd, St Dominick
PL12 6TL

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

Guide Price £390,000

A detached bungalow situated in a cul de sac location within the popular village of St Dominick. Reception Porch/Hall, Dining area, Lounge, Inner Hallway, Kitchen, 3 Bedrooms, Bathroom, Separate WC, Conservatory. Front and rear gardens. Tandem Garage. Electric Heating. Parquet flooring.

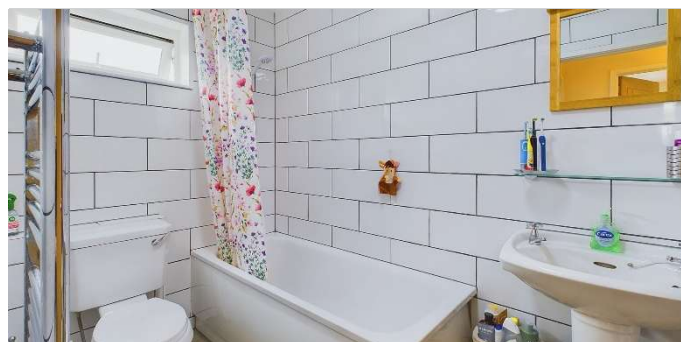
- Spacious family Detached Bungalow
- Open Plan Living/Dining Room
- Sun Room and Reception
- Three good size bedrooms
- Conservatory and cloak room.
- Good size gardens to front and rear



Situation:- The village of St Dominic has a pub/restaurant, primary school, village hall and two churches. There are many recreational pursuits nearby, including St Mellion Golf and Leisure resort and places of historical interest, The Tamar Valley a designated Area of Outstanding Natural Beauty, whilst Dartmoor and the coast are both within driveable reach. The towns of Callington and Saltash lie approximately 4.5 miles and 7 miles away respectively and both have a selection of local amenities and facilities.

Set within a popular residential area is where this 3 bedroom detached bungalow can be found, offering versatile accommodation.

There is a spacious Reception Hall with front aspect window allowing the light to also filter through to the dining area. A door goes through to the open plan Lounge and Dining room with well defined areas. The dining area is spacious with a door also giving access to the inner Hallway. The lounge is dual aspect and offers ample room for furniture, with a feature fireplace accommodating a wood burner. Both rooms benefit from Parquet flooring. From here a door gives access through to an additional room, ideal for further Sitting/hobby or Study room. From the hallway doors lead off to the modern fitted Kitchen with room for all appliances. The spacious Master Bedroom gives access into the small Conservatory which overlooks the garden. Bedroom 2 is also a further double, with Bedroom 3 being a nice size single room. There is a family Bathroom with a Toilet.



OUTSIDE

The property occupies a generous size plot.

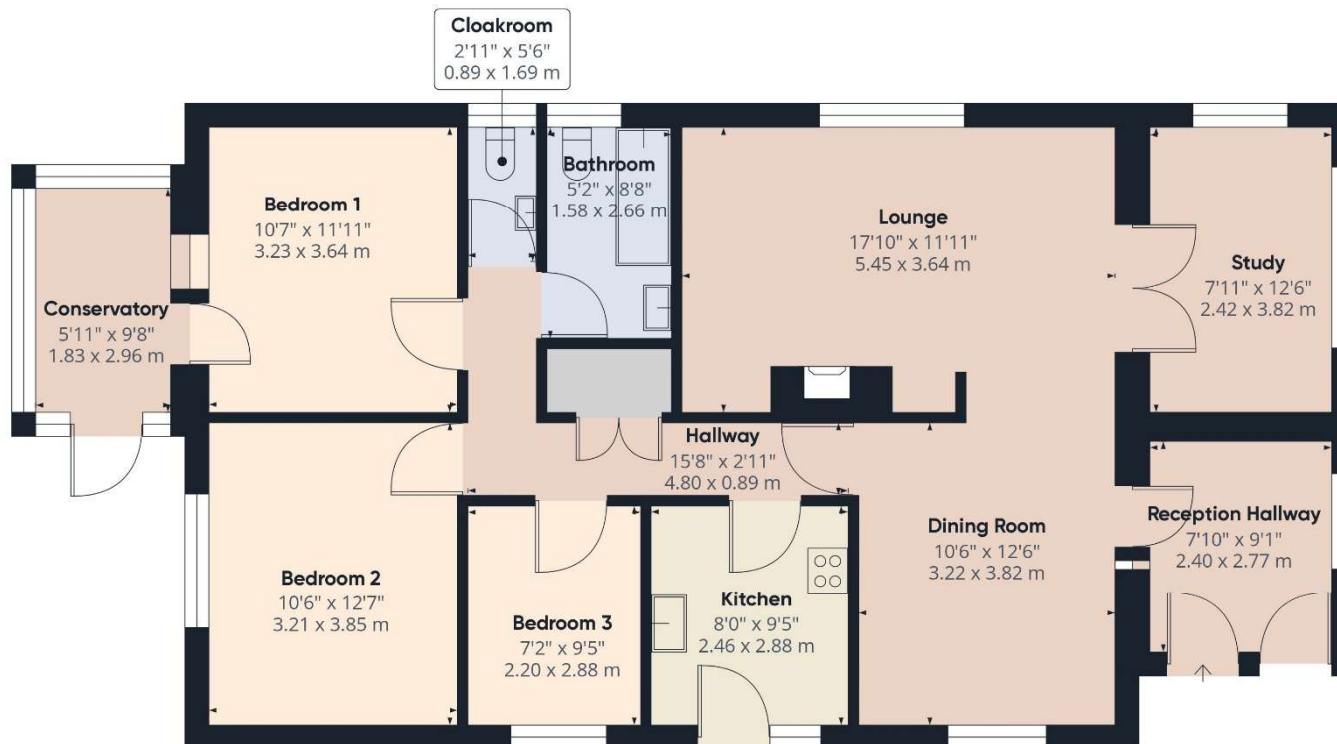
To the front there is a level garden mainly laid to lawn. A driveway offers suitable parking for one car giving access to the tandem Garage 27'8 x 8'8.

To the rear of the property is a generous size garden which is mainly laid to lawn with a selection of flowers and shrubs, backing on to grazing fields and enclosed with fencing. Ample room for children and pets with lots of scope for keen gardeners.

Services:- Mains Electric, Water and Drainage

Council Tax :- According to Cornwall Council the Council Tax Band is E



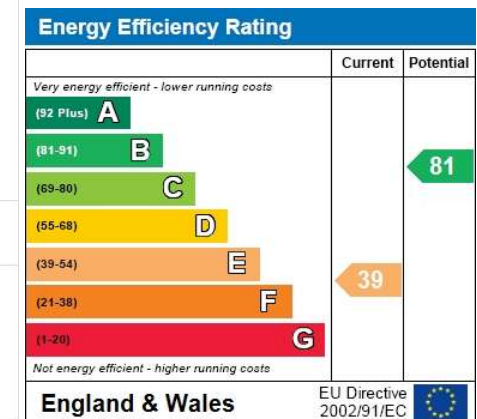


Approximate total area⁽¹⁾
1141.6 ft²
106.06 m²

(1) Excluding balconies and terraces

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

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.

