



St Dominick, Saltash

PL12 6TJ



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ESTATE AGENTS

Guide Price £185,000

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 the are many recreational pursuits in close proximity.

- Modern Terraced House in Village Setting
- Good sized Kitchen/Dining room & Lounge
- 3 Bedrooms
- Low maintenance Gardens & Residents Parking
- Bathroom and Cloakroom
- Conservatory



The property can be accessed from either the front or rear elevation. The front is entered from a wooden gateway which opens to a pathway and steps to the front Entrance door. You first enter into a vestibule which is a handy storage space. There is a Cloakroom comprising of low level WC and a wash hand basin. The Hallway has stairs rising to the first floor, a storage heater and an under stairs recessed area. The Kitchen/Dining room then follows which has been upgraded by the present vendors to provide a generously sized room, fitted with a range of wall and base units with wood work top surfaces over. There are a range of appliances including dishwasher, free standing fridge, electric cooking range with 4 ring hob, hot plate, double ovens and a grill with stainless steel splash back and canopy over. There is also room for dining room table and chairs to support family dining. The Lounge faces to the front, has room for reception furniture and an electric night storage heater. The Conservatory has opening and enclosing windows, with French doors, providing access to the rear garden.

On the first floor there is a Landing allowing Loft access and providing access through to the bedrooms and bathroom. Bedroom 1 is a double bedroom facing to the front with an electric night storage heater. Bedroom 2 has an electric night storage heater and a double glazed window to the rear, with a pleasant outlook, enjoying nearby and far reaching countryside. Bedroom 3 faces to the front. The Bathroom suite comprises of a low level WC, wash hand basin, bath with electric shower over and faces to the rear.



OUTSIDE

To the front there is a small garden enclosed by fencing and mainly laid with paving, an area suitable for garden pots.

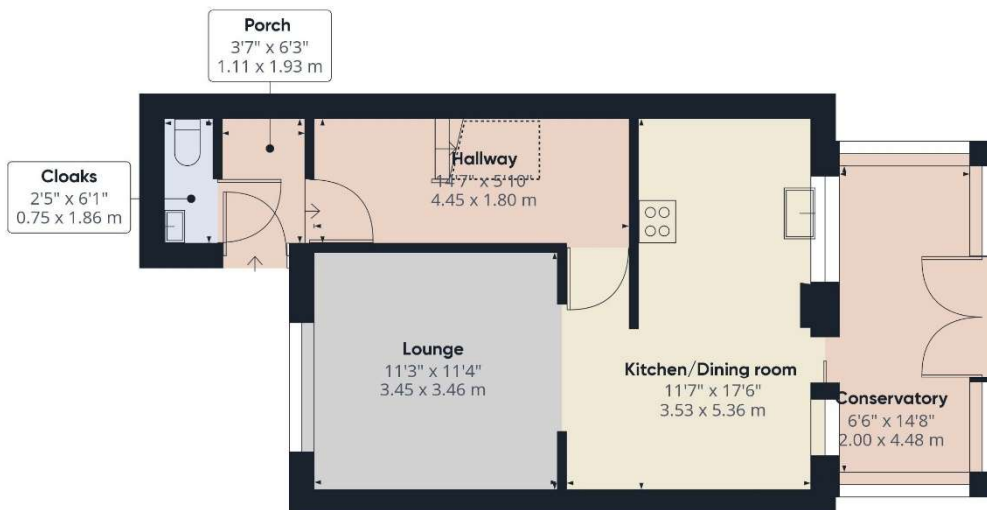
To the rear there is a low maintenance paved patio garden which is enclosed with walling with a garden shed and a rear access gate.

Just opposite the property and nearby is residents parking.

Services:- Mains, Electric, Water and drainage

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





Floor 0



Floor 1

Approximate total area⁽¹⁾

936.29 ft²
86.98 m²

Reduced headroom

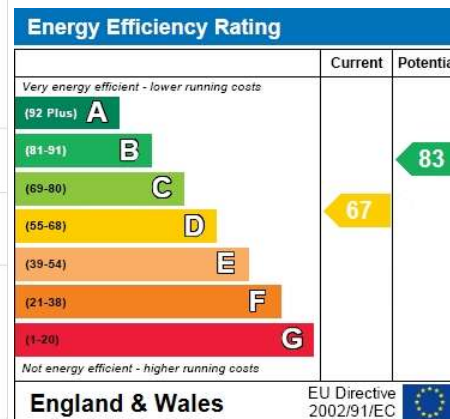
11.57 ft²
1.07 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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.

