



St Dominick, Saltash

PL12 6TD



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## Guide Price £380,000

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.

- Detached Bungalow located in popular Village
- 3/4 Bedrooms
- Versatile Accommodation
- Garage and Gardens
- Far reaching Views
- NO CHAIN



The property offers the opportunity for a variety of living needs from a spacious home or for a family member to have their own living and bedroom space. The property is a bright, spacious and has been very well maintained. The uPVC front door gives access into the bright hallway from which access is available to bedroom 3 being a good size single to the front aspect. There is an archway into the Lounge and further archway through to the spacious dining area with the benefit to also being a sun. From here there are patio doors leading out to the uPVC conservatory which gives access to both the front and rear gardens. A further door leads from the dining room/snug into the L shaped inner hallway. From here there is access to the remaining accommodation and benefits from a built-in cupboard. The good sized kitchen overlooks the rear garden and is fitted with a range of quality wall and base units with contrasting work surfaces. There is a built-in double oven, hob, fridge/freezer and space and plumbing for a washing machine and a dishwasher. A built-in cupboard houses the tank and this is also where the electric fuse boxes can be found. This room is dual aspect with windows to the side and rear and a uPVC door gives access out the side and rear garden. The generous size front aspect Lounge has the main focal point being the electric fireplace which could have a wood burner reinstated if preferred. The room enjoys far reaching countryside views and offers ample room for reception furniture.

The master bedroom is a double bedroom and overlooks the rear and side aspect. This room has the benefit of en suite facilities to include a macerator WC and wash hand basin. Bedroom 2 is a double bedroom enjoying the rear garden outlook. Bedroom 4 is a double bedroom overlooking the front garden. The side aspect modern shower room comprises of a low level WC, vanity wash hand basin with mirror over, walk in shower cubicle and the room is part tiled with contrasting tiling. There is a further cupboard which houses the oil fired central heating boiler and has the benefit of shelving.



## OUTSIDE

To the front the area is slightly elevated with a driveway giving access up to the detached single garage which measures 18 ft x 19' ft 6" inches, has an up and over door and power and light. The driveway offers additional parking for 2/3 vehicles. The front garden is mainly laid to lawn with well established shrub borders giving a degree of privacy. A gravel pathway continues from the front of the property to the side conservatory. A small number of steps raise to the front entrance.

To the rear there are steps with hand rail that rise to the sunny garden area with a paved patio seating area. The oil tank is concealed with trellis fencing at the far rear. There are two out buildings to include a large covered wood store and a timber summer house. There is a lawned section and the garden is fully enclosed offering privacy and backs on to fields.

Services:- All mains services electric, water and drainage are connected. Oil fired central heating.

Cornwall Council state the banding for this property is Band D.





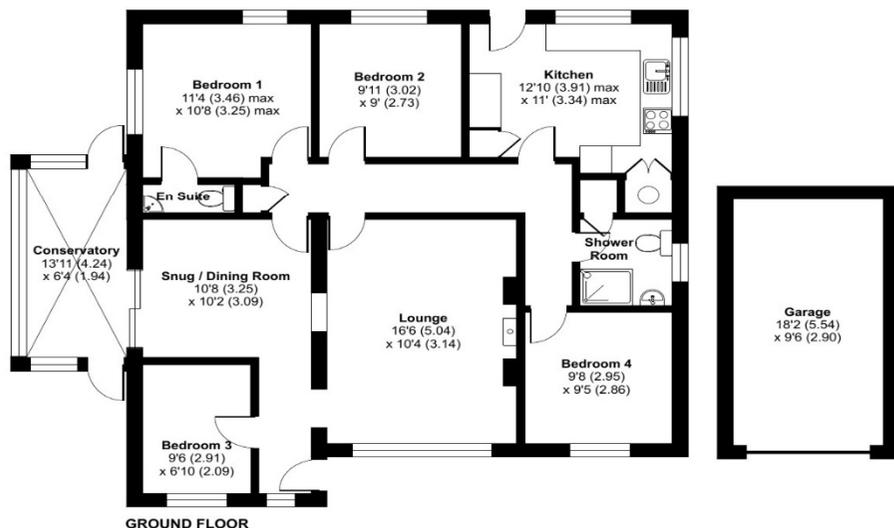
## St. Dominick, Saltash, PL12

Approximate Area = 1180 sq ft / 109.6 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1352 sq ft / 125.6 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). © nichecom 2026. Produced for Dawson Nott Ltd. REF: 1420703

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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