



Guide Price £255,000 - Freehold
Rilla Mill, PL17 7NT

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ESTATE AGENTS

A recently greatly improved, upgraded and refurbished detached bungalow situated within the popular village of Rilla Mill close to local amenities. Brief accommodation comprises:- Hall, Light and airy Lounge with wood burner, Kitchen/Breakfast room, 3 Bedrooms (2 Double) and Bathroom. The property is set on a large plot with wrap around gardens where there are a number of areas ideal for seating or outside dining to enjoy the attractive countryside views. There is a detached Garage with power and light and ample Parking for a number of vehicles. THE PROPERTY HAS THE ADVANTAGE OF NO ONWARD CHAIN. OPEN TO CASH BUYERS ONLY DUE TO THE CONSTRUCTION BEING CORNISH UNIT.



Situation:-

This quaint Village has a popular Public House/Restaurant and Village Hall with nearby villages including Coads Green, Upton Cross and Pensilva which offer a range of facilities and amenities. There is a school bus service to Callington which is within 15 minutes travelling distance to the senior school. There are a range of recreational pursuits nearby that can be enjoyed by all members of the family.

Storm Porch:-

Modern composite entrance door with inset glass detail, gives access through to:-

Hallway:-

With access through to all the accommodation which is on one level. Radiator, storage cupboard with hanging rail, and consumer box.

Opening through to the :-

Bathroom:-

Comprising of low level WC, wash hand basin, bath with a bar shower over, and shower head. uPVC double glazed frosted window to the rear elevation, part tiling to the walls and radiator.

Outside to the front:-

The property is approached to the the front via an opening with a driveway suitable for approximately two vehicles, leading up to the detached garage. The front garden is mainly laid to lawn, enclosed with garden fencing, and includes gravelled areas, Cornish walling and natural hedging. A pathway leads both up to the front entrance and around to the rear. There is a front terrace which provides an ideal situation for outside table and chairs with a pathway connecting to a further seating area which is finished in wood and gravel. There is also useful parking bay which would be suitable for a caravan/mortorhome.



Lounge:- 15'4" (4.67m) x 10'4" (3.15m)

Light and spacious reception room with uPVC double glazed windows to the front elevation enjoying extensive countryside views. Radiator, fireplace recess housing cast iron wood burner set on a slate hearth with mantle over.

Kitchen:- 12'5" (3.78m) x 9'1" (2.77m)

Fitted with a range of wall and base units with roll top work surfaces and drawer space. Stainless sink unit with drainer and swan neck tap over. Under unit space and plumbing for washing machine and space for cooker and upright fridge/freezer. Cupboard housing the central heating and hot water boiler. Breakfast bar with seating area beneath. Pantry with shelving and storage space. Modern coloured brick style tiling to the walls, uPVC double glazed window and door to the side.

Bedroom One:- 10'5" (3.18m) x 11'5" (3.48m)

Double bedroom with radiator and uPVC double glazed windows to the rear elevation with views across the back garden to fields beyond.

Bedroom Two:- 9'5" (2.87m) x 11'5" (3.48m)

Double bedroom, radiator and uPVC double glazed windows to the side and rear elevation, the side window having views across to countryside.

Bedroom Three:- 7'0" (2.13m) x 8'2" (2.49m)

With uPVC double glazed window to the front elevation, again enjoying views and radiator.

Garage:- 9'11" (3.02m) x 19'8" (5.99m)

A detached garage with up and over door, power and light.

Outside to the rear:-

The rear garden can be accessed via each side elevation. To the left hand side there is a pathway and gravel finished section with a purpose built bin and wood store. Granite steps lead up to the garden which is laid to lawn and edged in banks and natural hedging which has views across the fields beyond. There is a purpose built garden shed and an outside tap.

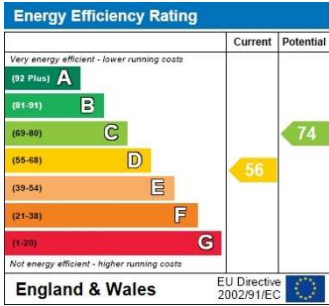
Services :-

Mains Electric, Water and drainage with LPG central heating and hot water.

Council Tax:-

According to Cornwall Council the Council Tax band is B





AGENTS Note:-
 Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to confirm the position for you, especially if you are contemplating travelling some distance to view the property.
 Measurements:- These are approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpet or any built in furniture.
 Services:- Please note we have not tested the services or any of the equipment or appliances in this property, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
 Part of our service is to ensure the purchase of your property moves ahead as quickly as possible so we may refer the conveyancing work for the purchaser / vendor to a conveyancing firm should this be required. We may also refer you to a financial advisor if so required. A commission may be paid to the agent by the 3rd party for this.
 THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN