



St Davids Camelford, PL32 9XU

Detached 4 bedroom house located between Davidstowe and Hallworthy on the A395. With well manicured gardens and parking for up to 4 vehicles.



Detached 4 bedroom house

Good access to the A395

Conservatory

Good sized manicured gardens

Wet room downstairs & bathroom upstairs

Parking for up to 4 vehicles.

£410,000

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Description

This is a beautiful detached 4 bedroom house with Wet room and bathroom. Countryside views to three sides. Large, well tended gardens with parking for up to four cars. Located between Davidstowe and Hallworthy on the A395. Access is through gates onto the driveway.

Lounge 9' 9" x 16' 2" (2.97m x 4.94m)

Composite fireplace with inset gas fire. Windows to the rear and side aspects with views over the gardens. Central heating radiator.

Dining Room 10' 2" x 12' 1" (3.10m x 3.69m)

Door to hallway. Patio doors through to the conservatory. Inset gas fire. Central heating radiator.

Kitchen 7' 5" x 13' 9" (2.27m x 4.19m)

Modern wall and base units with butchers block worktops. Black composite sink with mixer tap. Smeg 4 ring gas hob with extractor over and Neff oven and grill below. Radiator. Archway through to the utility area.

Utility room 7' 3" x 6' 10" (2.20m x 2.09m)

Room for all appliances including the fridge freezer. Tiled floor. Patio Doors to the garden. Further door leads through to the downstairs bedroom.

Bedroom 4 / Office 13' 1" x 7' 1" (3.98m x 2.15m)

Window to the side aspect. Radiator. Door to the Wet Room.

Wet Room 6' 11" x 4' 2" (2.12m x 1.28m)

Low level electric Mira shower. Low level WC. Wall mounted wash hand basin. Radiator, wall heater, and extractor fan. Window to the front aspect.

Conservatory 10' 10" x 14' 4" (3.29m x 4.38m)

Quarter wall construction with glass roof. All the windows have been fitted with storm shutters and the glass roof is fitted with blinds. Tiled floor and power points.

Bedroom 1 11' 1" x 10' 2" (3.37m x 3.10m)

Window to the side aspect with countryside views. Built-in wardrobes and drawer unit. Cupboard housing the new gas boiler.

Bedroom 2 10' 0" x 10' 1" (3.05m x 3.08m)

Double aspect room with windows to the front and side aspects with countryside views. Built-in wardrobes and drawer unit. Radiator.

Bedroom 3 9' 8" x 8' 0" (2.95m x 2.45m)

Window to the side aspect. Radiator

Outside

The rear garden is quite extensive with manicured lawns dotted with planted areas with trees and shrubs. The border is also of trees and shrubs. Pathways are to both sides of the house with one side leading to a shed with covered patio area and the other leading to the parking area with room for several vehicles. To the front is the main access gates. The rest of the front is shielded from the road with tall trees and shrubs.

Agents notes

This is quite a unique property. On its own and away from any neighbouring property. The house has been well cared for and is ready to move into with the minimum of work required. This is a must see property so make your booking as soon as possible.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

