



BOLVENTOR

GUIDE PRICE £435,000

Detached 3-4 Bedroom Bungalow

 4 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: C (69)

**MILLER**
TOWN & COUNTRY



- » Detached 3-4 Bedroom Bungalow
- » Ample Parking for 3-5 Cars
- » Private Enclosed Gardens
- » Large Workshop
- » Extensively Modernised
- » Double Glazed
- » Oil Central Heating

The Property

Situated in a quiet side road in the village of Bolventor, this well presented bungalow has been extensively refurbished over recent years to offer spacious and versatile accommodation throughout. There is a living room with a log burning stove, and separate dining room overlooking the gardens. The kitchen has been modernised offering plenty of work surface and space for a modern range cooker. There are four bedrooms, the largest of which has an en-suite shower room, the smallest bedroom of which could also be used as a study, and all are serviced by a family bathroom.

Location

Bolventor, home of the Jamaica Inn, the subject of Daphne Du Muariers famous novel, is ideally situated between the nearby towns of Liskeard, Launceston and Bodmin all of which offer primary and secondary schooling and a range of retail outlets and supermarkets. The North and South coasts are a relatively short distance, being about 20 to 30 minute's drive away. The three cities of Plymouth, Exeter and Truro are all within a 45 to 60 minute drive.



Ground Floor

Porch 5'9" x 7'3"

Hall 20'7" x 12'3" (L-Shape)

Sitting Room 10'9" x 14'10"

Kitchen 10'1" x 9'8"

Dining Room 10'7" x 12'0"

Boiler Room 10'5" x 3'3"

Bedroom 1 10'4" x 18'4"

En-Suite 6'7" x 3'2"

Bedroom 2 9'6" x 8'9"

Bedroom 3 10'4" x 9'0"

Bedroom 4 9'9" x 9'8"

Bathroom 6'1" x 6'9"

Shed 12'6" x 13'4"

Utility 12'6" x 4'6"

Outside

The property sits on a comfortable plot with parking for several vehicles, as well as a level lawned garden screened by natural hedging. A side garden leads to a generous enclosed rear garden with a timber workshop and utility shed with plumbing for washing machine, as well as a patio and further lawn.

Services: Mains electricity and water. Private drainage. Oil fired central heating. Telephone and broadband connected.

Council Tax Band: C

Tenure: Freehold



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VIEWING:

Strictly through the vendor's sole agents
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Council Tax Band:

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
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