

CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Warragul, Clodgey Lane, Helston. TR13 8PJ

£ 180,000

A conveniently located detached bungalow offering three bedrooms, two reception rooms, conservatory and gardens.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

Warragul, Clodgy Lane, Helston. TR13 8PJ

A conveniently located detached bungalow within easy walking distance of a local supermarket, garage and senior schooling.

The property is a detached three bedroom bungalow originally constructed around 1920/1930 and has been extended in recent years. To the rear a conservatory has been constructed. The property has the benefit of upvc double glazing and mains gas central heating. To the front of the property there is a private driveway leading to the garage with a parking and turning space and well enclosed garden area. To the rear the garden is again well enclosed with a greenhouse to one side.



The town centre is approximately half a mile from the property and offers a range of shops, banks and other professional services. There is a selection of junior schools within the town and a main bus route passes the property.

Note: Mundic Test – a mundic test has been carried out giving the property an A classification.

The accommodation comprises (all dimensions approximate)-

Entrance Hall
With radiator

Lounge 13'9" x 11'

With bay window, slate fireplace with tiled hearth, gas heater point, recessed shelving, radiator.



Dining Room 12'4" x 11'3"

With built in cupboard containing a gas fired boiler, radiator.



Kitchen 11'6" x 10'9"

Fitted floor cupboard units, single stainless steel sink unit, plumbing for automatic washing machine, built in oven and ceramic hob, door leading to:-

Conservatory 22'3" x 7'2"
Overlooking the rear garden.



Inner Hall

Bedroom One 12'9" x 10'6"
With radiator

Bedroom Two 11'10" x 10'
With radiator

Bedroom Three 12' x 5'6"
With radiator

Bathroom
With white suite comprising panel bath, pedestal wash basin, low level wc and part tiled walls.

Outside
To the front of the property there is a parking and turning space giving access to a garage with an up and over door. The front garden area is well enclosed with a lawn and access to the side where there is a greenhouse and garden shed. To the rear of the property the garden is mainly laid to lawn and is again well enclosed.

Services – Mains water, electricity gas and drainage.

Council Tax Band D

Price £180,000

NO ONWARD CHAIN

VIEWING: Strictly by appointment with the vendors agents.

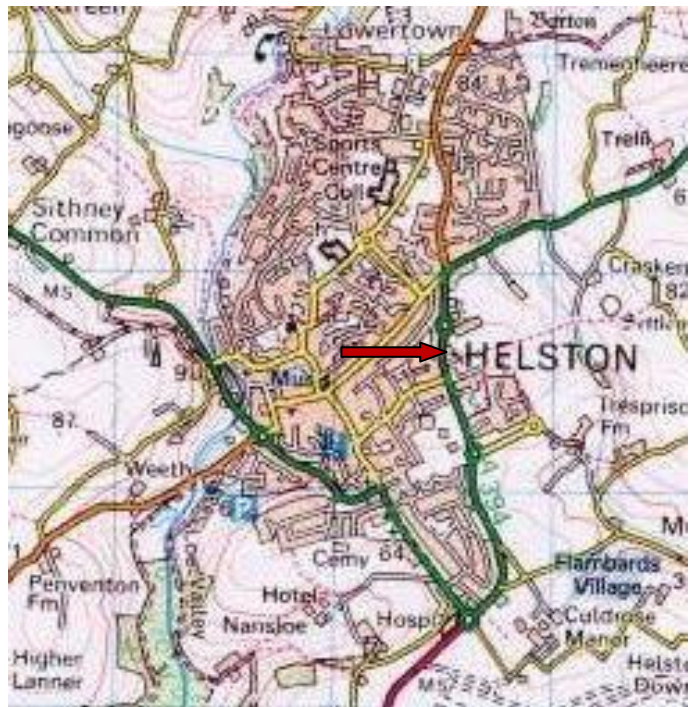
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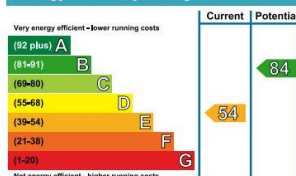
careandcompany@btconnect.com
www.careandco.co.uk

DATE OF INSTRUCTION: 11 April 2016
DATE OF PHOTOGRAPHS: 11 April 2016

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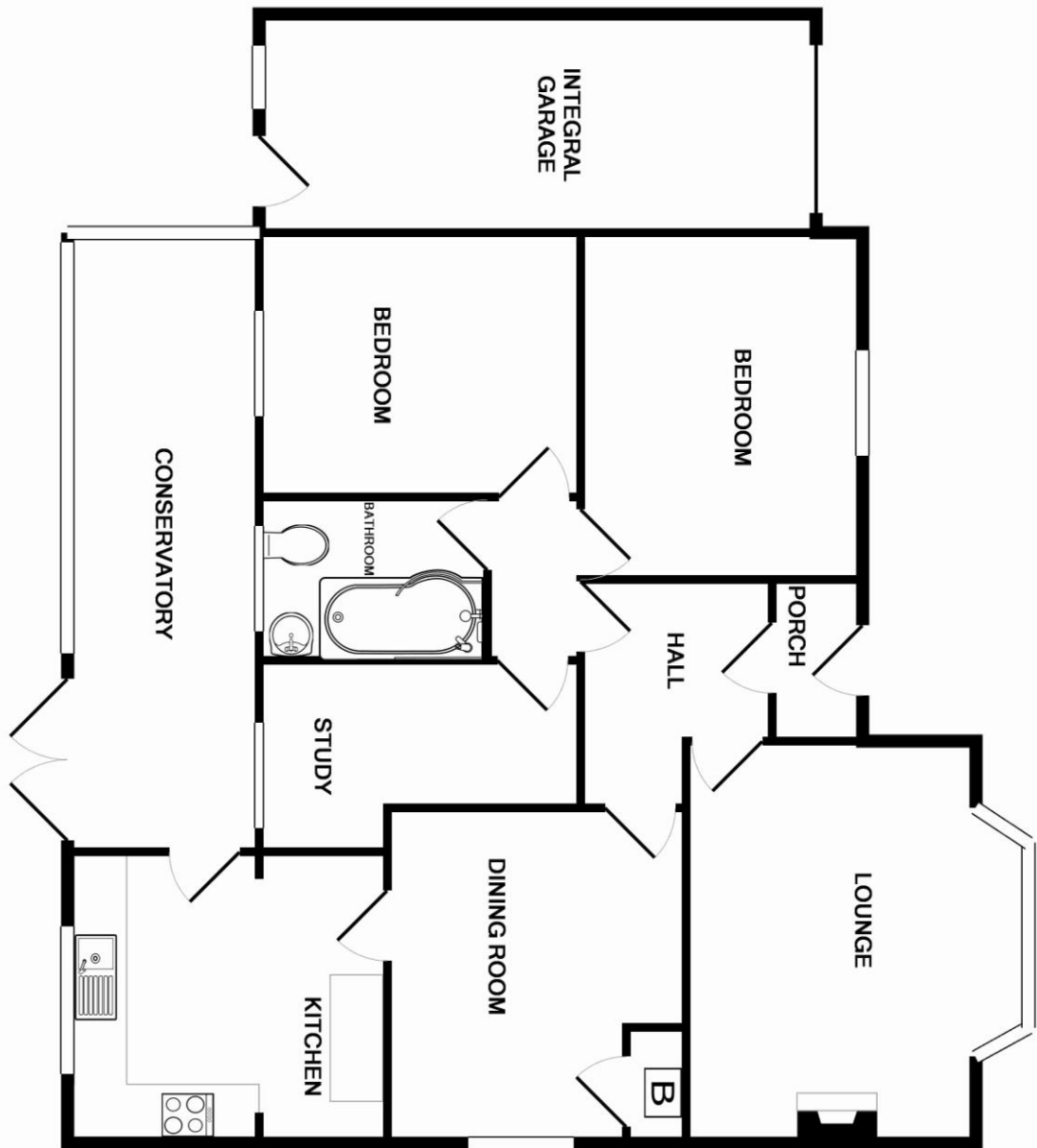


Energy Efficiency Rating



The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Plan for identification purposes only – not to scale.



TOTAL APPROX. FLOOR AREA 1260 SQ.FT. (117.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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