Tiny Meadows

South Petherwin

PL15 7JD

Asking Price £423,500

- Spacious Detached Bungalow
- Flexible Accommodation
- Solar Panels
- Three/Four Bedroom
- One/Two Reception Rooms
- Conservatory
- Driveway & Double Garage
- Scan QR For Material Information

Millerson
millerson.com

Tenure - Freehold

Council Tax Band - D

Floor Area - 1733.00 sq ft

4

2

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D59

Wooden door and side window into

Porch:
6'11" x 4'1" (2.13m x 1.26m)
Tiled floor. Radiator. Obscure glazed door and side panes into

Hallway:
16'1" x 19'9" (4.91m x 6.02m)
L-shaped hallway with a uPVC double glazed window overlooking the rear garden. Radiator. Storage cupboard housing the Worcester LPG combination boiler. Linen cupboard.
Doors off. Door to the right leads to a bathroom, bedroom, a further bedroom/reception room and utility room.

Bathroom:
7'0" x 7'3" (2.15m x 2.22m)
uPVC obscure double-glazed window to the front, allowing for natural light while maintaining privacy. The bathroom features a panelled bath with taps at one end and a convenient shower attachment, a pedestal wash hand basin, and a low-level WC. The space is further enhanced by fully tiled walls and a radiator, combining functionality with easy maintenance.

Bedroom:
11'2" x 7'11" (3.41m x 2.42m)
uPVC double glazed window overlooking the rear garden. Radiator. Access to loft space.

Bedroom/Reception Room:
15'8" x 12'9" (4.78m x 3.90m)
This versatile room offers the flexibility to serve as an additional bedroom or a comfortable living space, catering to family needs. It features a dual aspect with lovely views over the rear garden, a floor to ceiling built-in bookshelves along one wall for added storage and character, and a radiator to ensure a cozy atmosphere.

Utility Room:
5'8" x 13'6" (1.75m x 4.13m)
A practical and well-designed space featuring a uPVC double-glazed window to the front and an obscure glazed door to the side. The room is fitted with a range of base units with cupboards and drawers beneath durable roll-edge work surfaces, incorporating a stainless steel sink. Coordinating wall-mounted cupboards provide additional storage. There's ample space and plumbing for a washing machine, tumble dryer, and an upright fridge/freezer. Additional features include a radiator and a solar panel meter, to monitor output for added efficiency.

The hallway turns to the left, leading to two additional bedrooms, a storage area, and a door opening into the spacious open-plan living area.

Bedroom:
15'2" max x 9'3" (4.63m max x 2.84m)
uPVC double glazed window to front. Double mirror fronted wardrobes. Radiator.

Principal Bedroom:
14'0" x 12'3" max (4.27m x 3.75m max)
uPVC double glazed window to front. Triple mirror front wardrobes. Radiator. Door to

En-Suite Shower Room:
7'5" x 6'10" (2.27m x 2.09m)
Featuring an obscure uPVC double-glazed window to the side, this shower room is equipped with a tiled double shower cubicle, a pedestal wash hand basin, and a low-level WC. The walls are partially tiled for practicality, complemented by an extractor fan and radiator for comfort and ventilation.

From the Hallway door into

Open Plan Kitchen/Dining/Living Room:

Kitchen Area:
11'10" x 9'8" (3.61m x 2.96m)
A uPVC double-glazed window to the side offers delightful views of the surrounding countryside, bringing natural light and charm to this kitchen. It boasts a generous selection of wood-fronted base units topped with roll-edge work surfaces, incorporating a 1 1/4 bowl sink for added functionality and a radiator beneath the breakfast bar. Matching wall-mounted cupboards, complete with display shelves at each end, enhance storage while adding character. Tiled splashbacks provide a practical yet stylish finish. There's ample space and plumbing for a dishwasher, as well as room for a fridge/freezer. The centerpiece is a Belling electric range cooker featuring a 5-ring hob, double oven, and grill, complemented by a concealed extractor fan. A durable tiled floor completes the space with both elegance and practicality.

Living/Dining Area:
22'1" x 21'10" (6.75m x 6.66m)
This bright and airy multi-aspect room is flooded with natural light, thanks to uPVC double-glazed windows on either side and at the rear, offering picturesque views over the surrounding countryside. A sliding door provides seamless access to the Conservatory, enhancing the sense of space. The focal point of the room is a charming feature fireplace (not currently in use) with a marble hearth, a stone surround, and a wooden mantle, complete with a low-level shelf to one side for added character. Two radiators ensure the room remains cosy and inviting.

Conservatory:
10'4" x 11'8" (3.17m x 3.57m)
Low level wall with uPVC double glazed windows and sliding door to garden. Tiled floor. Radiator.

Garage:
20'7" x 21'10" (6.29m x 6.67m)
Double metal up and over door. Personal door to side. Plumbing for a WC and basin, which are currently not connected.

Outside:
To the front is a driveway leading upto the parking area, which in turn leads to the Garage. There is access around the entire property with an LPG tank to one side.

The garden is a delightful haven, predominantly laid to lawn and beautifully enhanced by a rich array of mature flowers, shrubs, and trees, thoughtfully planted throughout. This space offers views in two directions – one looking out over the rolling countryside, while the other frames the charming silhouette of the local church tower.

A small patio, conveniently located outside the Conservatory, provides a perfect spot for al fresco dining or simply soaking in the peaceful surroundings. From here, a pathway meanders around the garden, guiding you to the Utility Room door and the side entrance of the Garage, offering both practicality and ease of access.

This private garden is not only a serene retreat but a truly picturesque setting for outdoor enjoyment.

Agents Notes:
The driveway leading to the property is not owned by the property but our vendors have a legal access over this land.

Material Information:
Verified Material Information

Council tax band: D

Council tax annual charge: £2342.54 a year (£195.21 a month)

Tenure: Freehold

Property type: Bungalow

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes (South Facing)

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

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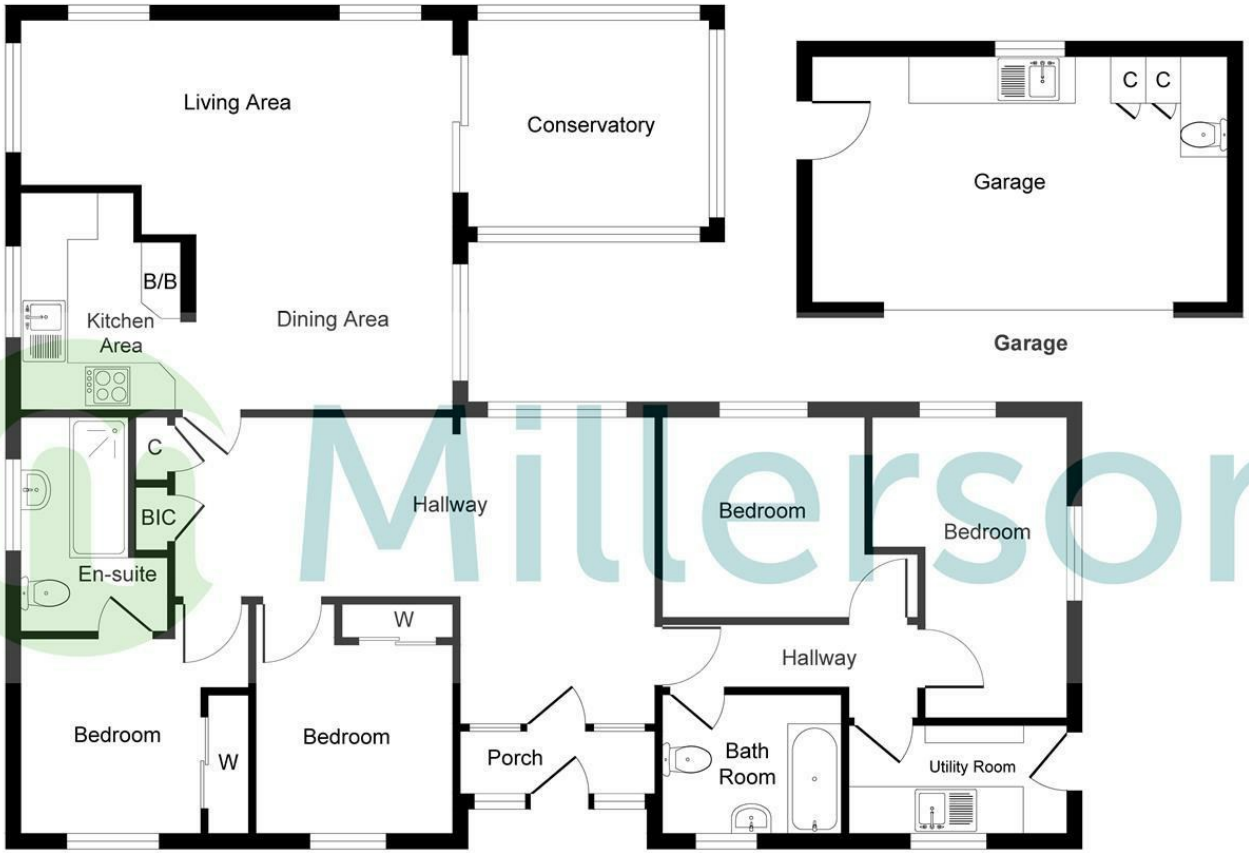
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



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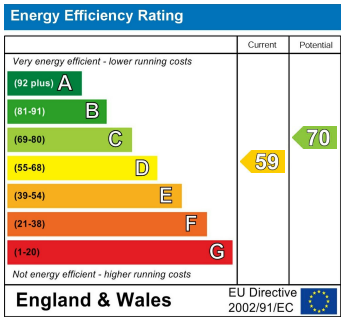

Directions To Property

Sat Nav: PL15 7JD What3Words: //flows.feeds.annual

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