



Brookfield Church Lane

Cargreen, Saltash, PL12 6NS

£250,000



An excellent opportunity to acquire this detached bungalow situated in this highly sought-after village close to the River Tamar. The property enjoys lovely river and countryside views & is in need of modernisation. The accommodation briefly comprises a kitchen, living room, conservatory together with 2 bedrooms & a shower room. Driveway & garage. Gardens. Double-glazing. No central heating. Planning for a 2-bedroom loft conversion- PA25/01245. Outline planning for a small self-build dwelling in the grounds- PA25/00948.



CHURCH LANE, CARGREEN, PL12 6DS

ACCOMMODATION

Front door opening into the kitchen.

KITCHEN 11'11 x 11'4 (3.63m x 3.45m)

A dual aspect room with windows to the front and side elevations. Range of cabinets, work surfaces and tiled splash-backs. Built-in oven and hob with a cooker hood above. Space for free-standing appliances.

LIVING ROOM 12'6 x 10'8 (3.81m x 3.25m)

Window to the side elevation. Fireplace with tiled surround and hearth. Doorway opening into the conservatory.

CONSERVATORY 26'6 x 5'11 (8.08m x 1.80m)

Windows with fitted blinds to 3 elevations providing views towards the River Tamar and surrounding countryside.

BEDROOM ONE 12'4 x 11'11 (3.76m x 3.63m)

Window and door to the rear elevation. Range of built-in cupboards.

BEDROOM TWO 11'10 x 7' (3.61m x 2.13m)

Window to the front elevation.

SHOWER ROOM 8'5 x 5'11 (2.57m x 1.80m)

Comprising an enclosed shower, basin and wc. Cupboard housing the hot water cylinder. Fully-tiled walls.

GARAGE 14'6 x 9'7 measured externally (4.42m x 2.92m measured externally)

Up-&-over style door to the front elevation.

OUTSIDE

Gardens to the front and side elevations, which are in need of landscaping. There is an area to the front providing off-road parking and a driveway preceding the garage.

SERVICES

The property is connected to mains electricity, water and drainage. Please note there is no central heating.

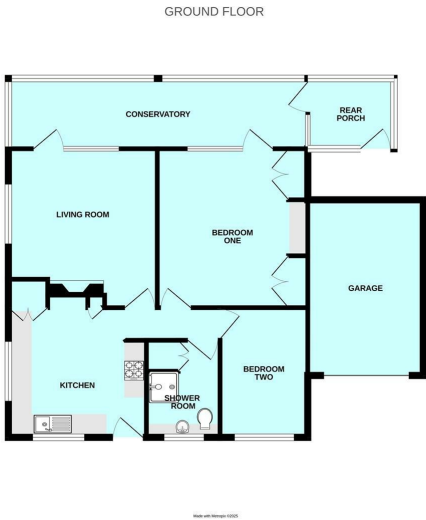
AGENT'S NOTE

Please note that there is planning for a 2-bedroom loft conversion- PA25/01245 and outline planning for a small self-build dwelling in the grounds- PA25/00948.

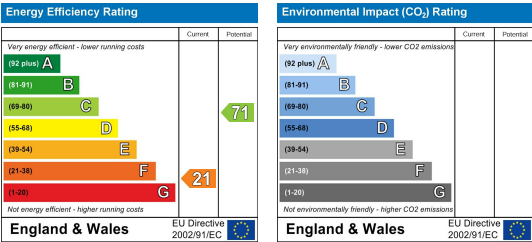
Area Map



Floor Plans



Energy Efficiency Graph



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