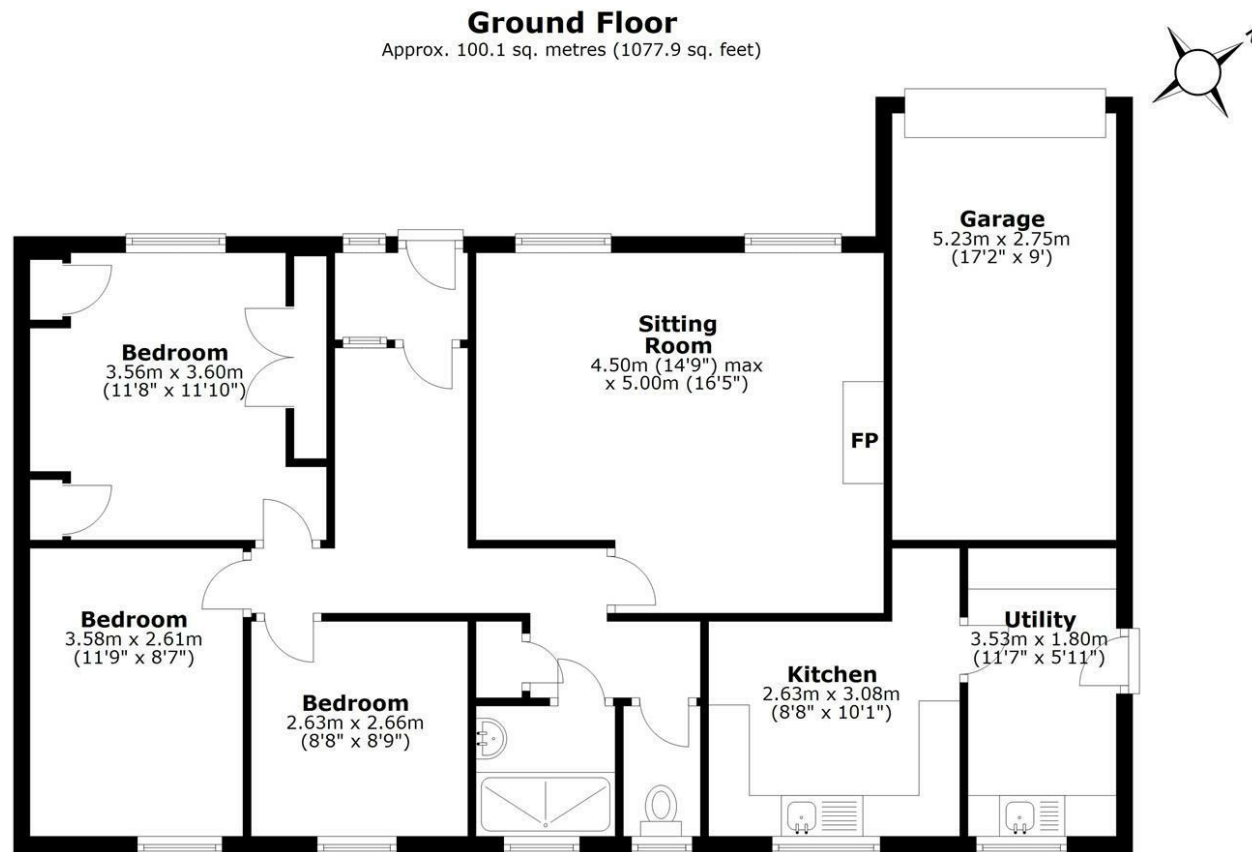


ELERKEY CLOSE, VERYAN



Total area: approx. 100.1 sq. metres (1077.9 sq. feet)

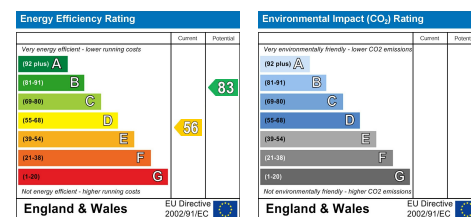
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

14 Elerkey Close, Veryan

KEY FEATURES

- Three Bedrooms
- Kitchen/Breakfast Room
- Shower Room
- Double Glazing
- Garage And Parking
- Lounge/Dining Room
- Utility Room
- Separate W.C
- Fabulous Garden
- No Chain

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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14 ELERKEY CLOSE, VERYAN, TRURO, TR2 5QS

SPACIOUS DETACHED BUNGALOW WITH LOVELY ENCLOSED GARDEN

Located In a sought after small cul de sac and within a very short distance of the village amenities.
Three bedrooms, large lounge/dining room, kitchen/breakfast room, utility room, bathroom and separate w.c. Double Glazing.
Fabulous mature enclosed rear garden that is very private and sheltered.
Garage/workshop and driveway parking.
Sold with no onward chain.
Freehold. Council Tax Band D. EPC D.

GUIDE PRICE £395,000

GENERAL COMMENTS

14 Elerkey Close is a very attractive detached bungalow occupying a mature plot within the sought after village of Veryan. The bungalow has been well looked after by the current vendor and whilst in good condition, it is now a little dated and prospective purchasers will probably look to modernise in places. The location is very convenient with the shop, post office, public house and social club within walking distance. The bungalow occupies a lovely plot with fabulous mature rear garden that enjoys complete privacy. All windows and doors are double glazed.

The accommodation includes three bedrooms, large sitting/dining room, kitchen/breakfast room, utility room, bathroom and separate w.c. A particular feature of the property is the well looked after garden that enjoys complete privacy with rear lawn, lots of mature shrubs plants and patio areas for sitting out. There is a good size wooden shed/workshop. A driveway provides parking and there is a single garage. An internal viewing is essential.

LOCATION

Elerkey Close is a quiet cul-de-sac of only sixteen properties. Though enjoying a sense of peace and quiet, the cul-de-sac is situated within a very short walk of the village amenities which include a public house, parish church, post office, general store, primary school, village hall as well as sports and social club with indoor bowls and tennis courts. The village is located deep in the Roseland Peninsula and within an area recognised as being of outstanding natural beauty. The village lies within a mile of the sandy beaches of Pendower and Carne and is within only twelve miles of the city of Truro with its excellent facilities.



In greater detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH

Glazed entrance door and side windows. Tiled floor. Glazed door to:

ENTRANCE HALL

Airing cupboard housing factory lagged hot water cylinder with shelves. Night storage heater.

LOUNGE/DINING ROOM

16'4" x 14'9" (5.00m x 4.50m)

A light, well proportioned room with two windows overlooking the front. Stone feature mock fireplace with stone hearth, three wall lights, television point. Night storage heater.

KITCHEN/BREAKFAST ROOM

10'1" x 8'7" (3.08m x 2.63m)

Range of base and eye level kitchen units. Neff oven with Lamona ceramic hob and extractor fan over, one and a half bowl sink/drain, space for fridge/freezer in alcove. Part tiled walls. Window overlooking the rear garden. Glazed door to:

UTILITY ROOM

11'6" x 5'10" (3.53m x 1.80m)

Window overlooking the rear garden. Worktop incorporating stainless steel single sink/drain, space and plumbing for washing machine, full height storage cupboard. Half glazed door leading to rear garden.



BEDROOM ONE

11'9" x 11'8" (3.60m x 3.56m)

Window overlooking the front. Fitted bedroom furniture including wardrobes. Electric wall mounted heater.

BEDROOM TWO

11'8" x 8'6" (3.58m x 2.61m)

Window overlooking the rear garden. Electric wall mounted heater.

BEDROOM THREE

8'8" x 8'7" (2.66m x 2.63m)

Window overlooking the rear garden. Electric wall mounted heater.

SHOWER ROOM

A tiled room with white suite comprising double shower cubicle, vanity sink unit. Window to rear. Electric shaving point, wall mounted heater, extractor fan, heated towel rail.

SEPARATE W.C

A tiled room with comfort height w.c, tiled floor and window to rear.

OUTSIDE

At the front of the property is a brick paved driveway providing parking and access to the garage. The front garden is level lawn enclosed within hedging and dense side boundary with camellias and further shrubs and plants. A slate path with box hedging sides leads to the front door and continues to the rear of the property.

GARAGE

17'1" x 9'0" (5.23m x 2.75m)

Metal up and over door. Light and power.

REAR GARDEN

The rear garden enjoys complete privacy and has been landscaped to take full advantage of the site. Immediately to the rear is a slate patio providing sitting out space with outside electric socket and tap. Pathways lead down both sides of the bungalow to the front. Steps leading up to a further paved patio and lawned area surrounded by mature trees, plants and other shrubs. From here there are further steps leading up to an enclosed former vegetable garden and timber shed/workshop.

SERVICES

Mains water electric and drainage.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding into Veryan from the Truro direction (having passed through Veryan Green) bypassing the village hall on the right and then the pub on the left and as the road begins to ascend turn right into Elerkey Lane. Take the next right hand turning into Elerkey Close and number 14 can be found on the right hand side.