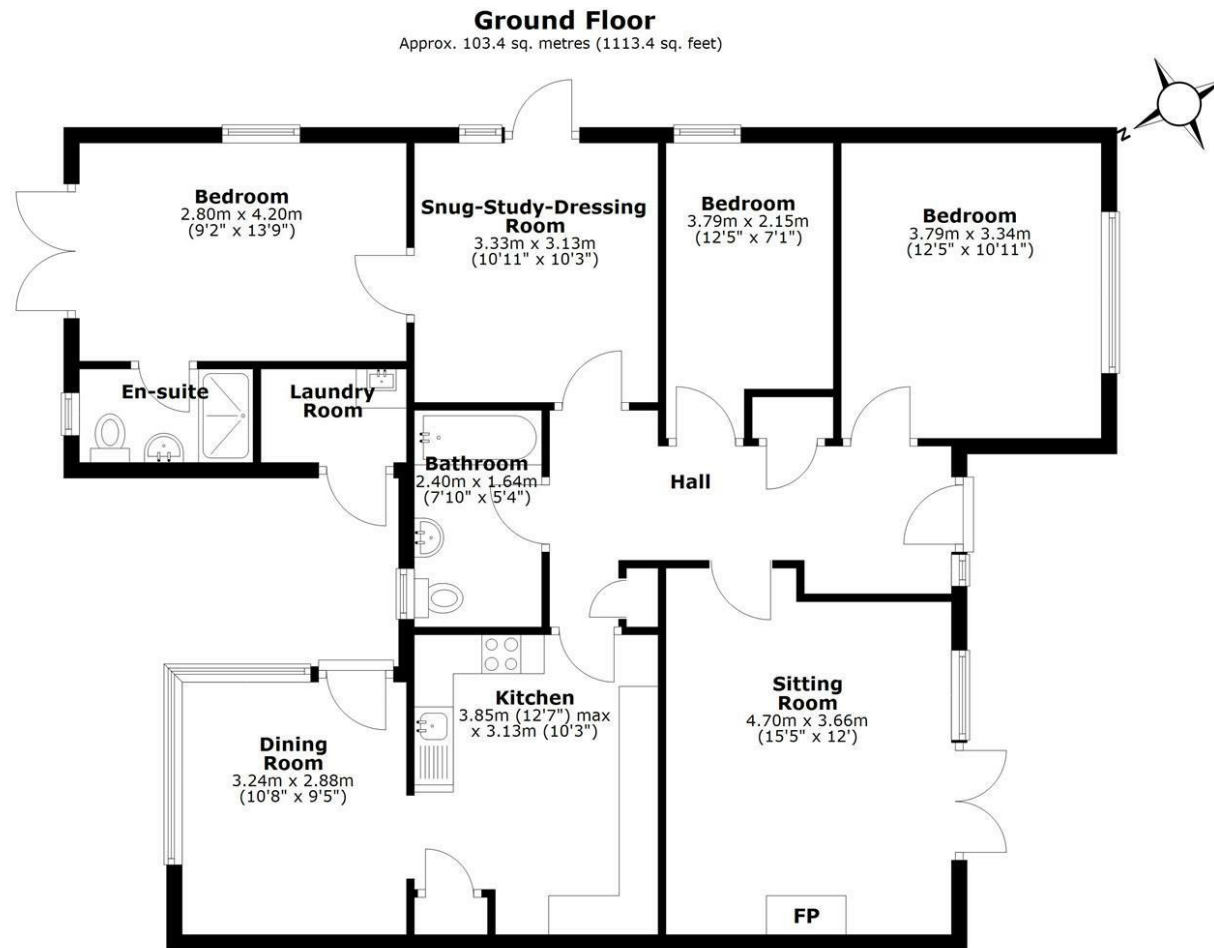


ROSELAND PENINSULA

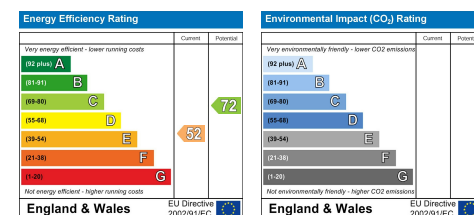


Total area: approx. 103.4 sq. metres (1113.4 sq. feet)
36 Parc An Dillion, Portscatho

KEY FEATURES

- Detached extended bungalow
- 3 main bedrooms (one ensuite)
- Sitting room with wood burner and french windows
- Conservatory -type dining room
- Garage and laundry room
- Potential to form integral annex
- Snug/study/dressing room
- Fitted kitchen
- Bathroom with shower
- Easily manage gardens

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



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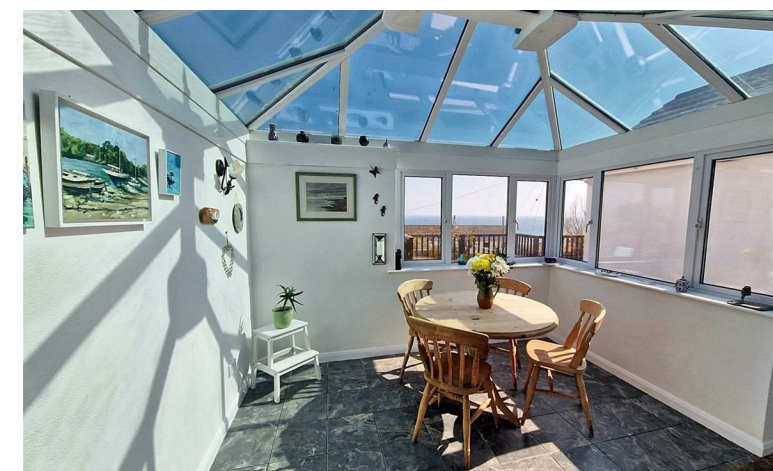
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36 PARC AN DILLON ROAD, PORTSCATHO, TR2 5DU SPACIOUS DETACHED BUNGALOW IN SOUGHT-AFTER COASTAL POSITION

A beautifully presented property commanding lovely sea views over Gerrans Bay and affording a versatile arrangement of accommodation with potential for a small "granny annex" 3 bedrooms (including principal suite with shower room and small sitting room - possible annex), bathroom, main sitting room, fitted kitchen which is open plan to a conservatory-type dining room. Oil central heating and double glazing. Garage, parking and separate small laundry room. Gardens to front and sheltered to the rear with extensive decking. Freehold. EPC Band - E Council Tax Band - E.

PRICE GUIDE £660,000

GENERAL REMARKS AND LOCATION

This bungalow is larger than might be expected and the versatile arrangement of accommodation affords the possibility of creating an integral self-contained suite if required. The property is offered for sale in excellent condition and is located in a sought-after position at Portscatho with views to the sea in Gerrans Bay and including Gull Rock and Nare Head in the distance. It will be of particular appeal to those wanting a low maintenance modern home in a quiet part of the village, ready to move into without further expense and ideal for retirement as well as a young family.

The bungalow affords 3 bedrooms with the principal suite having an en suite shower room and a small sitting room with independent external access. There is also the main sitting room, family bathroom and kitchen which is open plan to a conservatory type dining room. There is a small integral laundry room approached from the rear decking and also a detached garage.

The villages of Portscatho and neighbouring Gerrans between them offer a range of shops, two public houses, social club, galleries, post office, primary school and doctors surgery. The village is situated approximately five miles from St. Mawes which has a regular foot passenger ferry service to Falmouth.

The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry. Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

THE BUNGALOW

The dwelling has been extended from its original form and updated throughout as well as being both light and with a feeling of space. There is oil-fired central heating and windows are double glazed. Internally there are contemporary oak doors, some oak flooring and in the sitting room a wood-burning stove.

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

HALLWAY

with two section Airing cupboard and separate cloak cupboard. Oak strip flooring and access to loft space with pull-down sliding ladder.

SITTING ROOM

15'5" x 12' (4.70m x 3.66m)
with wood burning stove set on slate hearth and with timber mantle above. Oak strip flooring, radiator and twin opening doors to the front terrace.

KITCHEN

12'7" x 10'3" (3.84m x 3.12m)
fitted with a comprehensive range of base and wall cupboards and work surface area with sink and drainer inset. Built-in larder, space and plumbing for dishwasher and integral electric double oven and Zanussi ceramic hob. Paved floor.

DINING ROOM

10'8" x 9'5" (3.25m x 2.87m)
being open plan to the kitchen and being reminiscent of a conservatory with double glazed lantern style roof as well as windows looking to the sea. Rear entrance door and paved floor.

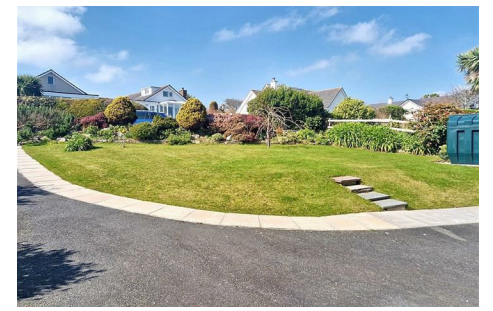
PRINCIPAL BEDROOM

13'9" x 9'2" (4.19m x 2.79m)
opening from a small ADDITIONAL SITTING ROOM/SNUG/STUDY (10'11" x 10'3" - 3.33m x 3.13m) which has independent external access and could be utilised as part of a self-contained wing. Radiator.

The dual aspect bedroom has views to Gerrans Bay, oak strip flooring and radiator. Access also to fully tiled EN SUITE SHOWER ROOM with shower cubicle, wash hand basin and wc. Courtesy strip light over wash basin and electric towel rail.

BEDROOM 2

12'5" x 10'11" (3.78m x 3.33m)
at the front of the bungalow and with radiator.



BEDROOM 3

12'5" x 7'1" (3.78m x 2.16m)

BATHROOM

7'10" x 5'4" (2.39m x 1.63m)
with bath complete with shower and shower curtain, wash hand basin and wc. Radiator.

OUTSIDE

The front GARDEN sweeps down to the bungalow alongside the entrance drive and is mostly in grass with a mature shrub border including deep beds of Agapanthus. To the side of the bungalow there is a SINGLE GARAGE. A wide area of decking stretches along the rear of the bungalow and from here there are views out over Gerrans Bay as well as access to a LAUNDRY ROOM with worktop, inset sink and plumbing facility for a washing machine. From the decking a flight of steps lead down into the rear garden which is particularly sheltered and private. There is a paved terrace with grape vine along a perimeter wall, an area of lawn and a low-maintenance gravelled area with a selection of shrubs including twisted willow and an acer as well as Agapanthus and other perennials. Honeysuckle, wisteria and roses are trained along the deck balustrade. There is a small SUMMERHOUSE (needing attention) and also a tiny pond.

SERVICES

Mains water, electricity and drainage connected. Oil central heating with external boiler (replaced a few years ago) and also oil storage tank replaced 2 years ago.

NB The electrical circuit, appliances and central heating system have not been checked by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

