

KIVELLS

42 Cowling Gardens

Menheniot, Cornwall



42 Cowling Gardens

Menheniot, Cornwall, PL14 3QJ

Guide Price: £210,000-£220,000

Well presented three bedroom terraced property

Situated in the sought after village of Menheniot

Single garage and off street parking

Available with the benefit of having no onward chain



Description

Welcomed to the market with no onward chain is this well presented three bedroom terraced property situated in the popular village of Menheniot. The property offers well-proportioned accommodation, modern living spaces and a low maintenance rear garden, together with the added benefit of a garage and off-road parking.

On the ground floor, the property comprises a modern fitted kitchen, a separate lounge, and a bright sun room which provides a lovely additional living space and opens directly out to the rear garden.

Upstairs are three well proportioned bedrooms, one with a well equipped en-suite. The rear bedroom enjoys far-reaching countryside views, adding to the appeal of the property.

A viewing is highly recommended to appreciate the accommodation that is available.



Accommodation

Ground Floor

Entrance via composite door with obscure glazed panelling inset opening into:-

PORCH:

Wooden door with single glazed panelling insets opening into:-

HALLWAY:

Access to ground floor rooms, stairs rising to first floor, radiator.

KITCHEN:

uPVC double glazed window to the front elevation, a range of fitted wall and base units with quartz worktop surfaces over incorporating a stainless steel sink with mixer tap over, integrated oven, integrated four ring electric hob with extractor fan over, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashback.

LIVING ROOM :

Under stairs storage cupboard, television point, radiator, coving to ceiling, uPVC sliding doors with double glazed panelling inset opening into:-

SUN ROOM :

uPVC double glazed windows to the rear elevation, uPVC stable door with double glazed panelling inset opening out to the rear garden.



Accommodation

First Floor

Doors off to first floor rooms, built in storage cupboard, access to attic via loft hatch.

BEDROOM:

uPVC Velux window, radiator.

BEDROOM:

uPVC double glazed window to the rear elevation, access to attic via loft hatch, radiator, wooden door with obscure glazed panelling inset opening into:-

ENSUITE BATHROOM:

uPVC Velux window, low-level W.C, wash hand basin with mixer tap over and vanity storage below, bath with wooden panel surround and mixer shower tap, partially tiled throughout, heated towel radiator.

BATHROOM:

Low-level W.C, wash hand basin with mixer tap over, bath with wooden panel surround and mixer shower tap, tiled floor to ceiling throughout.

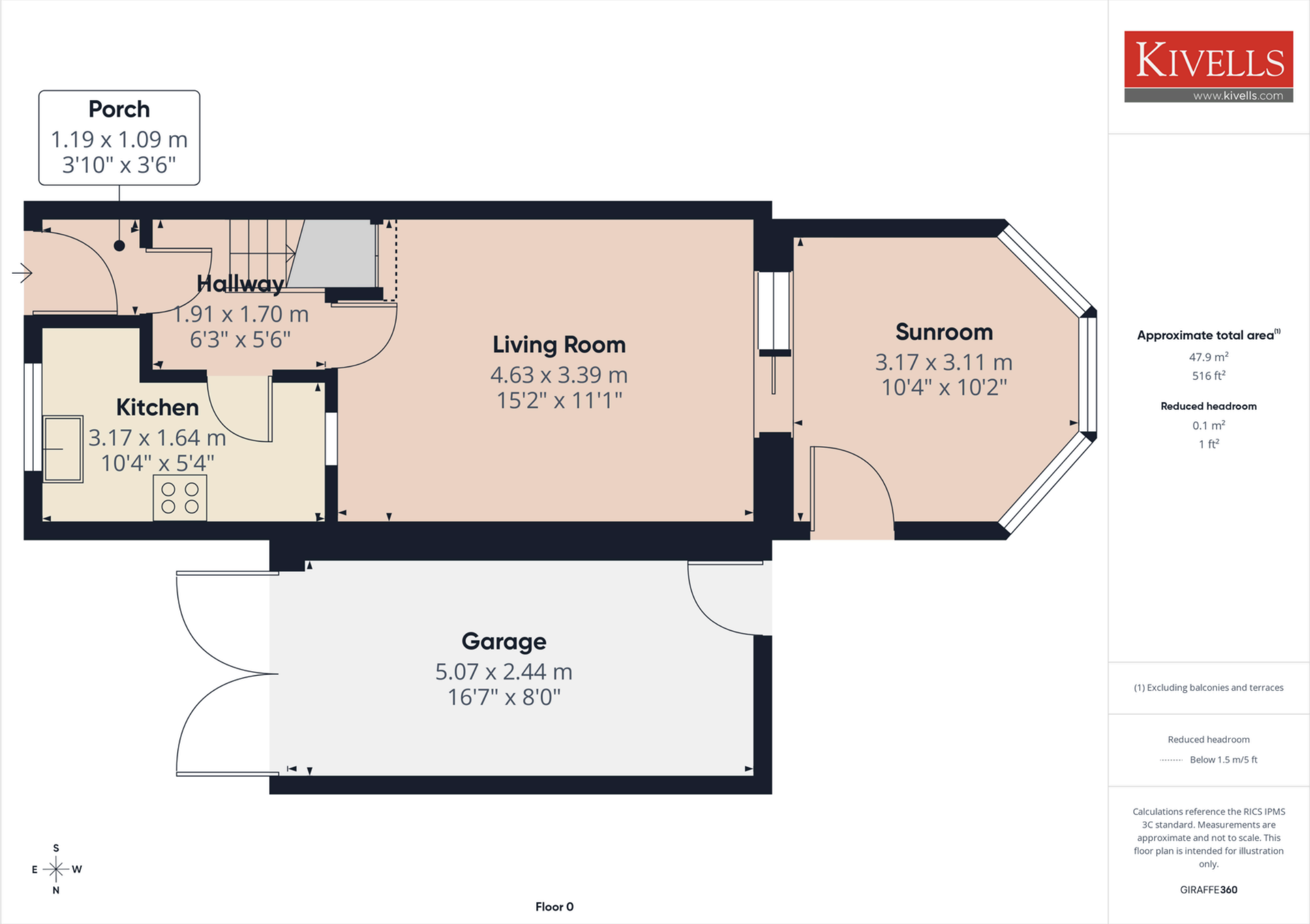
BEDROOM:

uPVC double glazed window to the front elevation, radiator.



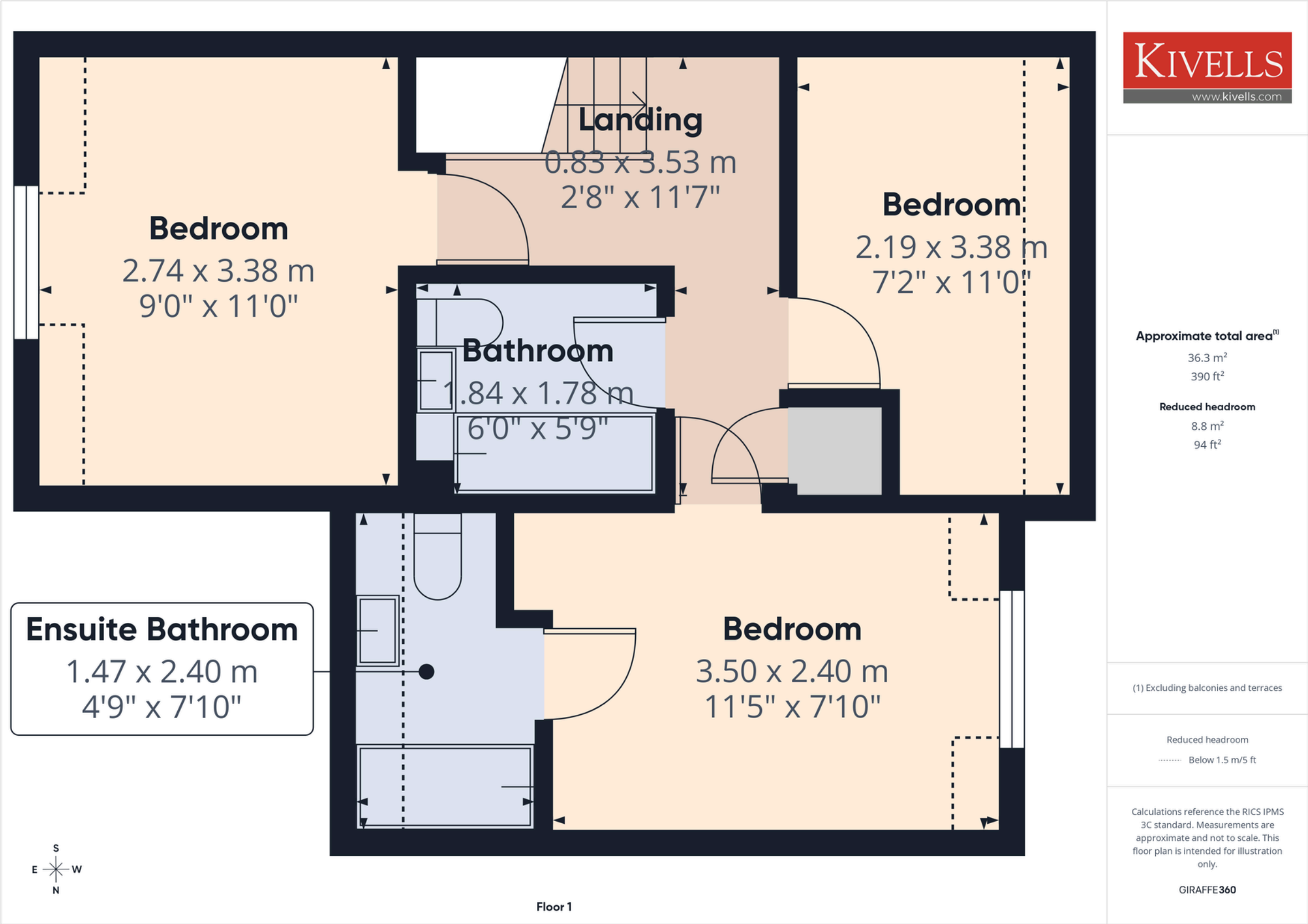
Floor Plan

Ground Floor



Floor Plan

First Floor



Outside

The property is approached to the front elevation via a tarmacadam driveway with an area of rockery housing established plants and shrubs.

To the rear elevation the low maintenance garden is fully enclosed with a raised bed bordering the rear boundary. The level patio is a great space to enjoy outdoor dining and entertaining.

Garage

Wooden double doors lead into the single garage with power and lighting throughout with access through to the rear garden via a uPVC door. This is a great space for storage.



Additional Information

SERVICECS:

Mains Water | Electric | Gas | Drainage

VIEWINGS:

Strictly by appointment only. Please call 01579 345543 or email lisheard@kivells.com to book your viewing.

VIRTUAL TOUR:

<https://tour.giraffe360.com/953818275d214c64a5d82ff4c7653229>

DIRECTIONS:

What3words: [dividers.forms.revisit](#)

EE RATING: D

COUNCIL TAX BAND: C

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