

# Burrows ESTATE AGENTS

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## Portmellon Park, Portmellon, Mevagissey, PL26 6XD



**£470,000**

- Available with vacant possession, no ongoing chain
- Detached four bedroom bungalow residence
- Excellent dual living or family property with annex potential
- Popular coastal location
- Walking distance to Portmellon beach
- Countryside views and sea glimpses
- Double glazed(part UPVC), Night storage heating
- Entrance hall, Lounge, Kitchen/breakfast room, Dining room, Utility room
- Four bedrooms, Two bathrooms • Integral garage, Driveway/hard standing parking
- Lawn and shrub garden to front and side, Terraced patio rear garden

Available with vacant possession, no ongoing chain is this detached four bedroom bungalow situated within the popular coastal location of Portmellon with dual family living potential.

The accommodation in brief comprises of entrance hall, lounge with countryside views, bathroom with separate shower cubicle, four bedrooms, kitchen/breakfast room, dining room and utility room. As mentioned the property has annex potential and was used by the previous owners as a dual family property with one side providing a three bedroom bungalow with a kitchen/breakfast room. The other side with the former dining room becoming a lounge for the annex, along with a bedroom and bathroom and the utility room being used as a kitchen.

Outside, the property has driveway/hard standing parking which leads to the integral garage, lawn and shrub garden to front and side enjoying distant coastal and countryside views. To the rear there is a terraced paved patio area.

Portmellon Park is a popular coastal development within walking distance of Portmellon beach, along with public house and benefitting from many coastal walks, and a short walk to Mevagsissey where it can benefit from a whole range of amenities within the village and harbour.

## Accommodation

### Front entrance

Patterned glazed door and side screen to entrance hall.

### Entrance hall

Good immediate reception area. Doors leading off to all accommodation along with recessed airing cupboard housing hot water cylinder and further sliding door to storage cupboard. Night storage heater, access hatch to roof space.

### Lounge

16' 3" x 12' 2" (4.95m x 3.71m) maximum including chimney breast. Light and attractive room via window to front enjoying distant countryside views. Further window to side. Stone hearth and backing with mantle fireplace. Night storage heater. TV aerial point.



### Bathroom

9' 6" x 7' 3" (2.89m x 2.21m) plus recess to shower cubicle. Suite comprising panel bath, pedestal wash hand basin and close coupled W.C, fully tiled double shower cubicle with Mira electric shower, patterned glazed window to side, electric towel radiator.



### Kitchen/Breakfast Room

15' 8" x 9' 5" (4.77m x 2.87m) widening narrowing to 8'1. Fitted with a range of base and wall units providing cupboard and drawer storage, working surface over housing inset sink unit with part tiled walls adjacent. Cooker space, space and plumbing for dishwasher, further appliance space. Window to front, night storage heater.



Bedroom 1

13' 3" x 10' 9" (4.04m x 3.27m) Night storage heater, window to rear.



Bedroom 3

13' 3" x 7' 7" (4.04m x 2.31m) maximum including sliding doors to built in wardrobe. Window to rear.

Bedroom 4

13' 3" x 5' 9" (4.04m x 1.75m) plus sliding doors to built in recessed wardrobe. Night storage heater. Window to rear.

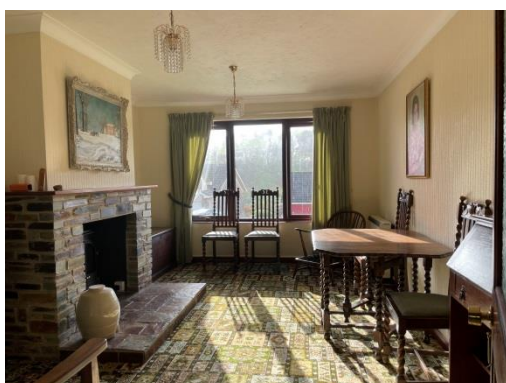


Hallway

Door opening and providing potential connecting door within annex.

Dining room

15' 9" x 10' 11" (4.80m x 3.32m) maximum including chimney breast housing stone hearth and backing with mantle. TV aerial point. Night storage heater and window to front.



## Bathroom

8' 6" x 7' 0" (2.59m x 2.13m) plus door to recessed cupboard. Suite comprising close coupled W.C, pedestal wash hand basin and panel bath with electric shower over, fully tiled walls, electric towel radiator. Patterned glazed window to rear.

## Bedroom 2

11' 8" x 10' 1" (3.55m x 3.07m) plus door to recessed cupboard. Night storage heater. TV aerial point. Window to rear.



## Utility room

10' 5" x 8' 8" (3.17m x 2.64m) plus door recess. Base and wall units, working surface over with inset sink unit, part tiled walling adjacent. Space and plumbing for washing machine. Patterned glazed door to side, window to side and door into integral garage.

## Integral garage

18' 6" x 8' 8" (5.63m x 2.64m) Steps leading down from utility area, window to side. Light and power connected. Electric up and over door.

## Outside

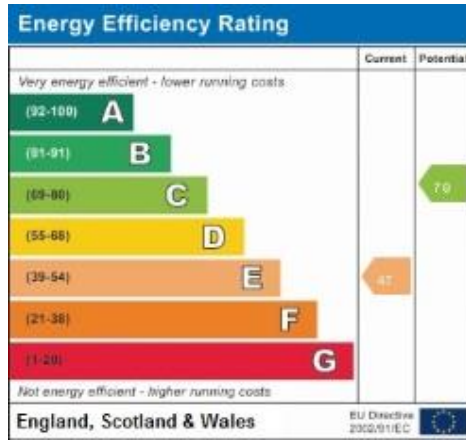
To the front there is a tarmac driveway/hard standing parking with steps and paved patio leading to front entrance. The main garden is to the front and side which is laid to lawn with flowerbed and shrub borders, pathway continues around to the rear, where the rear garden is a terraced paved patio area being well enclosed with stone walling to boundaries.



Council Tax Band E (correct at November 2022)

Viewing: Strictly by appointment with Burrows Estate Agents, telephone 01726 77748.

Property Misdescriptions Act: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets & furnishings.



GROUND FLOOR

