



7, Dozmere Close



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Feock, Truro, Cornwall TR3 6RL

Truro City 4.5 miles Falmouth 10 miles St Agnes 12 miles

A delightful detached bungalow with versatile accommodation in the desirable village of Feock. Four bedrooms, master en-suite, conservatory/ sun room and double garage.

- Detached Bungalow
- Well Presented
- Low Maintenance Grounds
- Conservatory/ Sun Room
- Freehold
- Four Double Bedrooms
- Double Garage
- Sought-after Location
- Flexible Accommodation
- Council Tax Band F

Offers In Excess Of £599,950

SITUATION

Dozmere Close is situated in the highly sought after village of Feock. Set on the western shore of the River Fal and at the head of The Carrick Roads, Feock is readily accessible to Loe Beach with moorings and boat lay-ups together with direct access to some of the finest day sailing waters in the country. In the surrounding area there are numerous scenic countryside and creekside walks with The National Trust Gardens at Trelissick being just along the road, as is the King Harry Ferry, which offers a picturesque shortcut to the beaches and spectacular coastline of the Roseland Peninsula. There are general stores at Playing Place and Carnon Downs whilst at nearby Penelewey is the Punch Bowl and Ladle Inn.

The Cathedral City of Truro is approximately four miles distant and forms the main commercial, administrative and retailing centre of Cornwall with some of the county's leading educational establishments. There is a main line rail connection to London Paddington at Truro whilst on the North Coast at St Mawgan near Newquay is the civilian airport with regular flights to London Gatwick amongst other destinations.



DESCRIPTION

Stags are delighted to offer to the market this neatly presented and neutrally decorated, modern bungalow situated in a sought after residential cul-de-sac in the ever popular parish of Feock. The property has been reconfigured to the rear and now offers deceptively spacious and flexible accommodation. Overall the property is well maintained and enjoys the modern conveniences of Upvc double glazed windows and doors throughout, Upvc roof trims, gutters and downpipes, oil central heating, modern white sanitaryware in both the family bathroom and en-suite shower room and a spacious, well-equipped and beautifully finished kitchen/ breakfast room. Likely to be of high appeal to those seeking a spacious bungalow offering low maintenance.

ACCOMMODATION

Living accommodation briefly comprising of an inviting L shaped entrance hall, sitting room, kitchen/ breakfast room, inner hall and w.c, dining room, conservatory/ sun room, rear inner hall, four double bedrooms, master en-suite and family bathroom.

OUTSIDE

Externally the property offers low maintenance gardens and a relatively good degree of shelter and privacy.

To the front of the property is a large turning and parking area leading to the double garage bordered by pretty flower and shrub borders. To one side of the property there is a gated side access passage leading to the rear garden whilst the opposite side leads to a small and private gravelled seating area. The rear garden has been thoughtfully landscaped with ease of maintenance in mind and enjoys an assortment of paved patios and pathways with established shrub borders and a raised decked centerpiece seating area making for an ideal spot to sit and relax and enjoy the garden.

SERVICES

Mains electricity, metered water and drainage are connected. Broadband: Basic up to 10 Mbps and Ultrafast up to 1800 Mbps (Ofcom). Mobile phone: 02, Vodafone, EE and Three likely (Ofcom). Council Tax Band - F (£3,558 pa). Flood Risk - Very Low. Listed Building - No. Conservation Area - No. Satellite and Fibre: BT and Sky available. Owned solar panels.

VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS

From our office at 61 Lemon Street, Truro proceed up the hill continuing over the double island onto Arch Hill (A39) signposted for Falmouth. Proceed to Playing Place and take a left turn at the second roundabout onto the B3289 signposted Feock. Continue into the village joining Harcourt Lane where Dozmere Close can be found on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

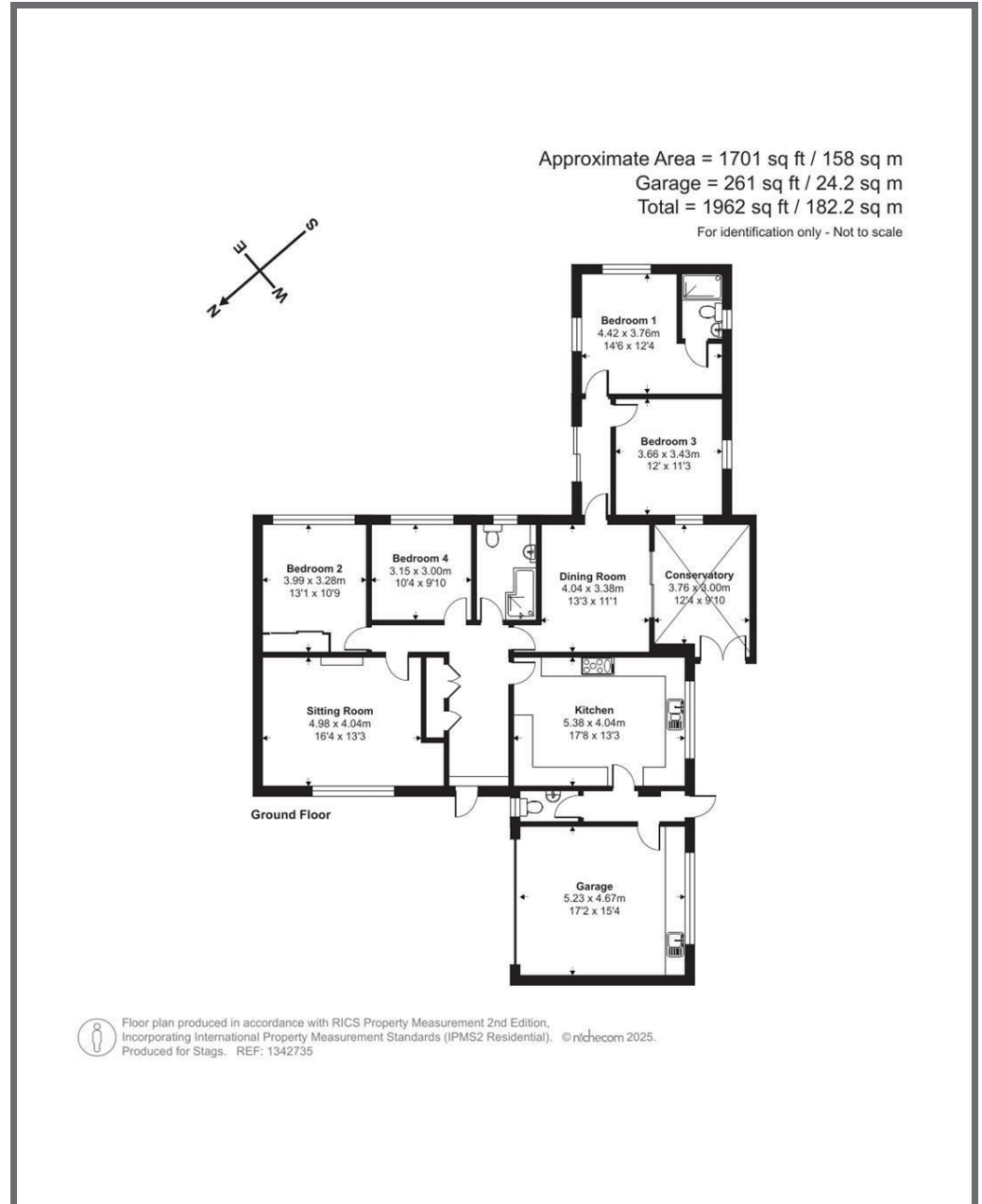


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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