EST. 1999

CAMEL

COASTAL & COUNTRY



Penmount Cottage

Dobwalls, PL14 6JF

Guide Price £210,000

3 1 1 F





Penmount Cottage

Dobwalls, PL14 6JF

Guide Price £210,000





Penmount Cottage
Situated in the popular village of Dobwalls, Penmount Cottage is a characterful home requiring updating throughout and offering plenty of scope for improvement. It would suit a first or second time buyer looking for a project, or an investor seeking a property with potential.

The accommodation includes an entrance porch, good-sized living room, kitchen and rear porch/sun room on the ground floor, with access to the garden. Upstairs there are three bedrooms, a family bathroom and an ensuite WC to the main bedroom.

A real feature of the property is the rear garden, which extends to approximately 80 feet and provides a good amount of outdoor space. There is also off-road parking, with the garden offering plenty of room for landscaping, vegetable growing or creating an enjoyable outdoor area.

Dobwalls is a popular village in south-east Cornwall, conveniently positioned for access to both the north and south coasts. The village has a range of everyday amenities, including a shop, post office and local pub, while nearby Liskeard provides a wider choice of shops, supermarkets, schools and services. The A38 is close by, giving good access towards Plymouth and the wider road network, while the surrounding countryside provides plenty of opportunities for walking and enjoying the Cornish landscape.

Entrance Porch

Kitchen
14'9 x 8'3 (4.50m x 2.51m)

Bathroom
5'10 x 5'8 (1.78m x 1.73m)

W.C

Living Room
17'8 x 12'3 (5.38m x 3.73m)

Rear Porch
13'7 x 5'4 (4.14m x 1.63m)

Bedroom One
10'11 x 8'3 (3.33m x 2.51m)

En-Suite WC
8'2 x 3'5 (2.49m x 1.04m)

Bedroom Two
12'2 x 10'5 (3.71m x 3.18m)

Bedroom Three
7'0 x 6'9 (2.13m x 2.06m)

Parking
There is parking to the side of the property.

Gardens
To the rear are lawned gardens that are approximately 80ft long.

Directions
Sat Nav: PL14 6JF

For further information please contact Camel Coastal & Country.

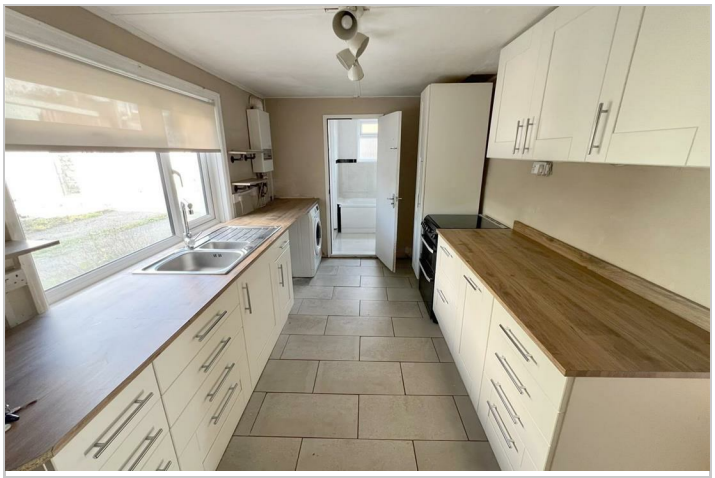
Property Information
Age of Construction: TBC
Construction Type: Stone and block
Heating: Electric
Electrical Supply: Mains
Water Supply: Mains
Sewage: Mains
Council Tax: B
EPC: F
Tenure: Freehold

Agents Notes
VIEWINGS: Strictly by appointment only with Camel Coastal & Country, Perranporth.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS
These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Road Map



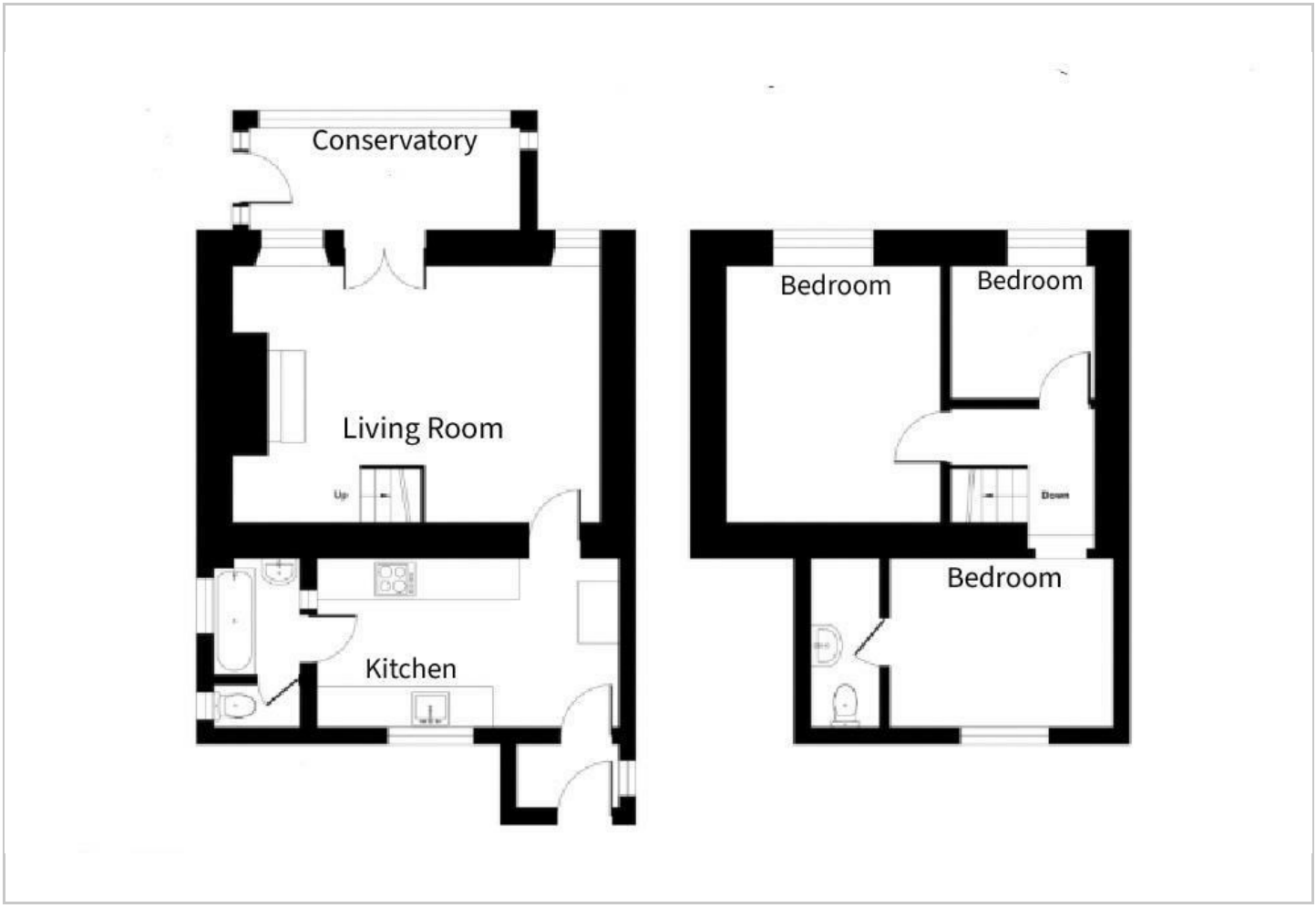
Hybrid Map



Terrain Map



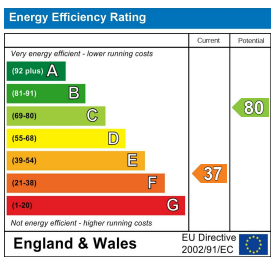
Floor Plan



Viewing

Please contact our Camel Homes Office
on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 St Pirans Road, Perranporth, Cornwall, TR6 0BH
Tel: 01872 571454 Email: sales@camelhomes.co.uk https://www.camelhomes.co.uk