

GROUND FLOOR  
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given.  
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DORMINACK CLOSE, WHITEMOOR, ST AUSTELL

PRICE £299,950



FOR SALE A WELL PRESENTED CHAIN FREE DETACHED BUNGALOW SITUATED IN A RURAL POSITION SITUATED ON THE FRINGE OF A SMALL DEVELOPMENT.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



## Room Descriptions

### Entrance Hall

With half glazed Upvc door leading in with airing cupboard with shelving, access to the roof space.

### Bedroom 1

3.75m x 3.27m (12' 4" x 10' 9")  
Window to the front.

### Bedroom 2

3.8m x 2.68m (12' 6" x 8' 10")  
window to the front.

### Bedroom 3

2.3m x 2.5m (7' 7" x 8' 2"), max,  
window to the rear, door leading through to the garage.

### Shower Room

2.4m x 1.85m (7' 10" x 6' 1")  
Window to the rear, extractor, fully tiled walls, large shower with mains shower head, wash hand basin, low level W.C., towel radiator, florescent light/shaver socket.

### Kitchen

3.39m x 3.16m (11' 1" x 10' 4")  
Well fitted with a range of light wood effect units, built in fridge/freezer, built in Zanussi oven, Bosch hob unit, extractor above, space and plumbing for a slimline dishwasher.

### Garage

5.1m x 2.55m (16' 9" x 8' 4")  
Space and plumbing for washing machine, window to the side, remote control up and over electric door, part glazed personnel door to the rear.

### Outside

Just as you enter Dormanick Close the properties driveway is on the immediate left, offering a brick paved driveway and access to the garage. The front garden is bounded by a small stone wall and encloses a neat level lawn garden which extends to the side where it meets the drive area. The rear garden is level and paved for ease of maintenance bounded by wooden close boarded fencing.

## The Property

For sale a well presented detached bungalow situated in a rural position situated on the fringe of a small development benefiting from oil fired central heating and Upvc double glazed windows and doors. In brief the accommodation comprises of a spacious entrance hall, lounge/dining room, fitted kitchen, three bedrooms and bathroom, integral garage. Outside neat level lawned area to the front and side, enclosed low maintenance garden to the rear.

A charming and well-presented home set in the peaceful village of Whitemoor, positioned in the heart of Cornwall's historic Clay Country. This property offers an appealing blend of rural tranquillity, generous outdoor space, and excellent access to nearby amenities in St Dennis, Nanpean, and St Austell

Whitemoor is served by a well-regarded primary school and sits within a friendly, close-knit community. With countryside walks on the doorstep and the north and south coasts both within easy reach, this is a superb opportunity to secure a home in a non-tourist, well-connected Cornish village.