



**Pendragon Garras, TR12 6LN**

**£475,000 Freehold**

**CHRISTOPHERS**  
ESTATE AGENTS

# Pendragon

- DETACHED FOUR DOUBLE BEDROOM PROPERTY WITH MASTER EN-SUITE
- SUPERBLY ENERGY EFFICIENT
- WONDERFULLY SPACIOUS OPEN FLOW LIVING SPACE
- OFF ROAD PARKING AND ENCLOSED GARDENS
- SOUGHT AFTER HAMLET LOCATION
- OWNED 4KW SOLAR PANELS WITH AN INDEX LINKED FEED IN TARIFF FIXED UNTIL 2037
- COUNCIL TAX BAND E
- FREEHOLD
- EPC B 90

Custom-built and superbly energy efficient, this beautifully designed four-bedroom detached home offers generous open-plan living and a flowing layout, all set within a sought-after hamlet close to a well-regarded primary school, ideal for modern family life.

## THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)

### DOOR TO

#### ENTRANCE PORCH 8'3" x 5'5" (2.51m x 1.65m)

A generous practical entrance porch with windows to front and both sides, door and side screen to

### ENTRANCE HALL

With fitted carpet, stairs rising to first floor with understairs storage, door to kitchen, cloakroom and archway to the sitting area.

#### CLOAKROOM 4'1" x 3'5" (1.24m x 1.04m)

With low level W.C. and wall mounted wash hand basin.







#### **KITCHEN 14'1" x 9'9" (4.29m x 2.97m)**

Fitted with a range of contemporary base and wall units with work surfaces over and stainless steel one and a half bowl sink drainer with mixer tap, space and points for your choices of under counter appliances, Grant oil fired boiler, fitted electric oven with ceramic hob over, filter and light above, window to front and archway to:

#### **OPEN PLAN LIVING SPACE**

The property enjoys a fantastic open plan living space with plenty of natural light and two access points to the rear garden. This space is versatile and flexible and would suit families at different life stages or suit those needing to work from home.

#### **DINING AREA 24' (max) x 14'8" (7.32m (max) x 4.47m)**

With fitted carpet and radiator. A fabulous triple aspect space with lots of natural light with double doors accessing the rear garden, with double side screens and a feature window to the side as well as a further window to the other side aspect. This space flows into a

#### **FLEXIBLE LIVING/SITTING SPACE 27'6" x 10'6" (8.38m x 3.20m)**

A dual aspect space with window to front and sliding doors to the rear garden. Archway back through to the entrance hall.

#### **FIRST FLOOR**

##### **GALLERIED LANDING**

With loft hatch offering access to the boarded loft with light and doors to various rooms.

##### **MASTER BEDROOM 14'6" x 10'8" (4.42m x 3.25m)**

With fitted carpet, radiator, window to rear overlooking the garden and door to

##### **EN SUITE SHOWER ROOM 7'3" x 6'1" (2.21m x 1.85m)**

With corner cubicle being tiled and housing chrome effect domestic hot water shower, low level W.C., pedestal wash hand basin, chrome effect ladder style radiator and Velux style window.

**BEDROOM TWO 12'6" x 10'7" (3.81m x 3.23m)**

With fitted carpet, radiator and window to front.

**BEDROOM THREE 13'3" x 9'9" (4.04m x 2.97m)**

With fitted carpet, radiator and window to front.

**BEDROOM FOUR 14' x 9'9" (maximum measurements) (4.27m x 2.97m (maximum measurements))**

With fitted carpet, radiator and Velux style window to the rear.

**FAMILY BATHROOM 7'4" x 6'2" (2.24m x 1.88m)**

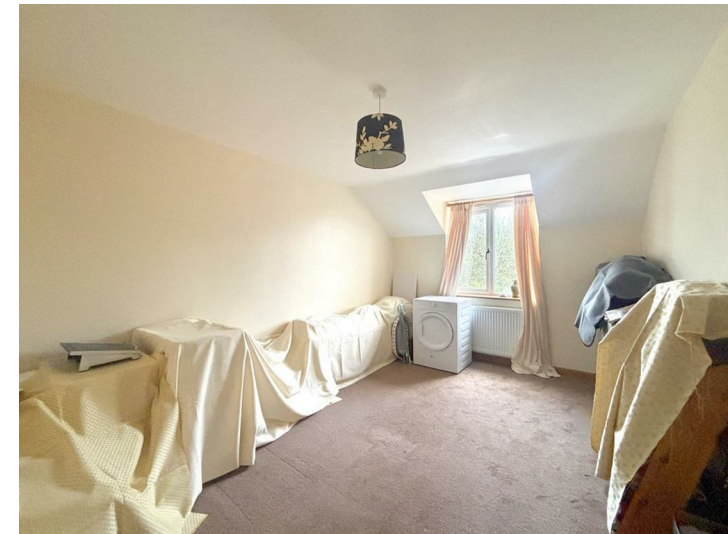
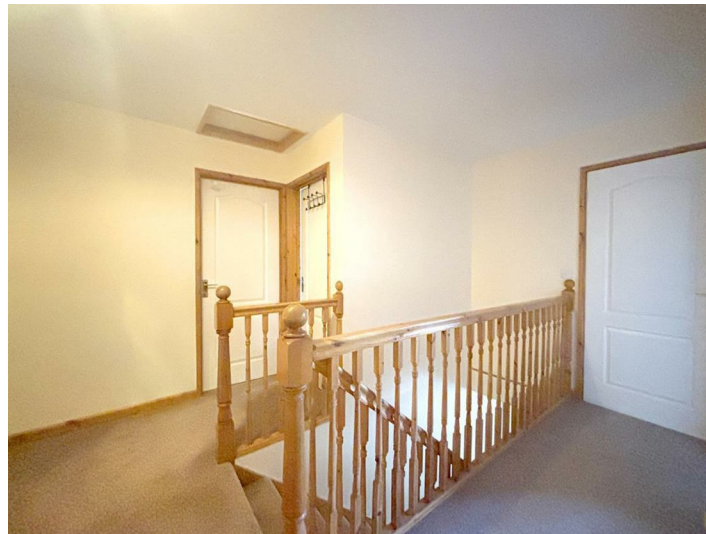
With suite comprising of a bath with wall mounted chrome effect domestic hot water shower over, low level W.C., pedestal wash hand basin, chrome effect ladder style radiator and Velux style window to the front aspect.

**OUTSIDE**

To the front of the property is a gravelled area of off road parking suitable for several vehicles. There are pedestrian access gates to both sides of the property giving access to the rear garden which is level, enclosed and mostly laid to lawn offering a seating area, useful timber shed and borders stocked with mature shrubs and plants.

**SERVICES**

Mains electricity, water and private drainage. Oil fired central heating. Solar panels. Energy Efficiency Specification - The property benefits from 4 KW Photo voltaic solar panels which provide a quarterly cash income from the supplier via a Feed in Tariff for generation of electricity until 2037 which is index linked and which will also offset electricity usage. Grant vortex boiler can be used with central heating and or water heating. The Gledhill cylinder benefits from 2 x tesla immersion coils which currently provide hot water in addition to solar pv. TG Supply master unit enables full separate control of the immersion heater via phone app enabling efficient fully controllable water heating. Hot water on demand (oil) or immersion costs offset by solar panel generation ( PV)





#### **AGENTS NOTE**

On completion of the sale of the property a management company will be formed and will deal with maintenance of the shared areas including drainage, we anticipate the costs for this to be in the region of £85 per annum.

#### **ANTI-MONEY LAUNDERING**

We are required by law to ask all purchasers for verified ID prior to instructing a sale

#### **COUNCIL TAX**

Council Tax Band E.

#### **DATE DETAILS PREPARED.**

8th December 2025.

#### **WHAT3WORDS**

boards.noise.justifies

#### **MOBILE AND INTERNET COVERAGE**

To check the coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

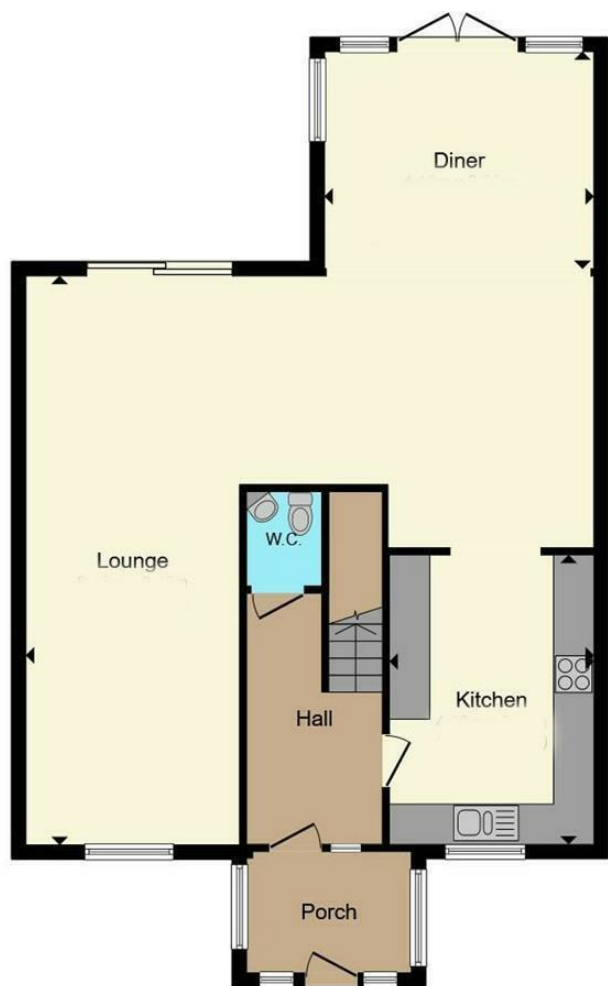
To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

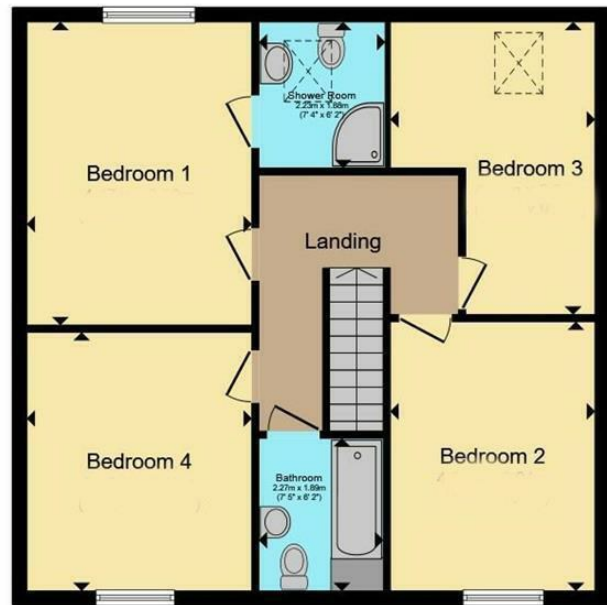
#### **PROOF OF FINANCE - PURCHASERS**

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.





**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		90	92
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as fence and house details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



## Christophers Estate Agents

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