



Menheniot Crescent

Langore

Launceston

PL15 8PD

Guide Price £320,000

- NO ONWARD CHAIN
- 3 BEDROOM REFURBISHED BUNGALOW
- LOUNGE AND GARDEN ROOM
- LEVEL GARDENS
- VIEWS TO THE REAR
- GARAGE AND DRIVEWAY
- SPACE FOR CARAVAN OR MOTORHOME
- QUIET CUL-DE-SAC
- BEAUTIFULLY PRESENTED



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Tenure - Freehold

Council Tax Band - C

Floor Area - 764.24 sq ft



3



1



2



E44

DESCRIPTION

Having been beautifully refurbished and decorated to a high standard, now being offered with no onward chain, this detached bungalow will appeal to a variety of buyers. On a generous level plot with easy to maintain gardens to front and rear, together with an extensive brick paved driveway suitable for those with a motorhome or caravan, you also have the benefit of a detached garage. The property can be entered from the side door into the kitchen or the front door into the hall, utility/cloakroom and an attractive newly fitted kitchen with soft close units, integrated appliances including fridge/freezer, built in double oven and induction hob. The inner hallway lead to the sitting room, which boasts a contemporary modern electric fire, complemented by the property having lpg gas central heating throughout. There is a luxury shower room and three bedrooms, two being double and a generous single bedroom. Off Bedroom 2 is the garden room, which could be utilised as a study or dining/hobbies room.

LOCATION

This small village of Langore boasts a village hall and busy community, located only two miles from Launceston. Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. Launceston is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all types including two golf courses. There is a busy pedestrianised shopping centre with plenty of big names alongside quirky independent shops. Out of town there is a Tesco, Argos, Pets at Home and a Marks & Spencer Food Hall, to name a few.

THE ACCOMMODATION

(all measurements are approximate)

ENTRANCE HALL

5'7" x 4'11" (1.72m x 1.50m)

Part glazed front door with matching opaque side lights. Radiator. Door into;

CLOAKROOM/UTILITY

4'11" x 4'7" (1.50m x 1.40m)

Opaque window to side. Attractive white suite with low level wc, concealed flush. Vanity basin with cupboards below. Worksurface with space and plumbing below for washing machine. Tiling to water sensitive areas.

KITCHEN

11'2" x 10'5" max (3.42m x 3.20m max)

Half glazed door and window to side. Newly fitted kitchen with range of soft close ivory wall and base units incorporating composite sink with mixer tap, integrated fridge freezer and double built in oven. Induction hob with extractor over. Cupboard with carousel unit. Tiled splashback to walls. Radiator.

INNER HALLWAY

Access to loft space. Built in airing cupboard housing Vaillant wall mounted gas fire. Doors to;

SITTING ROOM

15'11" x 9'11" max. (4.87m x 3.03m max.)

Window to front. Radiator. Inset contemporary electric fire with light changing options.

BEDROOM 1

11'11" x 10'0" excluding wardrobes. (3.64m x 3.05 excluding wardrobes.)

Window to rear overlooking gardens and countryside. Wardrobes to one wall. Radiator.

BEDROOM 2

9'10" x 8'11" max. (3.02m x 2.72m max.)

Radiator. Double patio doors lead into;

GARDEN ROOM

9'5" x 8'1" max. (2.88m x 2.47m max.)

Triple aspect with patio doors onto rear patio. Enjoying superb views over countryside beyond. Radiator.

BEDROOM 3

8'5" x 6'9" (2.57m x 2.07m)

Window to side.



SHOWER ROOM

7'1" x 5'5" (2.17m x 1.66m)

Opaque window to side. Luxury walk-in full length shower with mains fed shower over. Low level wc and vanity unit with concealed flush and cupboards below sink. Fully tiled walls. Modern heated towel rail.

OUTSIDE

Approached over a brick paved driveway. Gravelled front garden with raised stone flower bed. Outside light and tap. Access to both sides of the bungalow. Drive leads to;

DETACHED GARAGE

16'9" x 8'6" (5.13m x 2.60m)

Window to rear. Power and light connected. Metal up and over door.

To the rear of the property, the level garden is predominantly laid to patio and gravel for ease of maintenance incorporating two raised stone flower beds. Fence boundaries with views over countryside beyond. Lpg gas bottle storage to side.

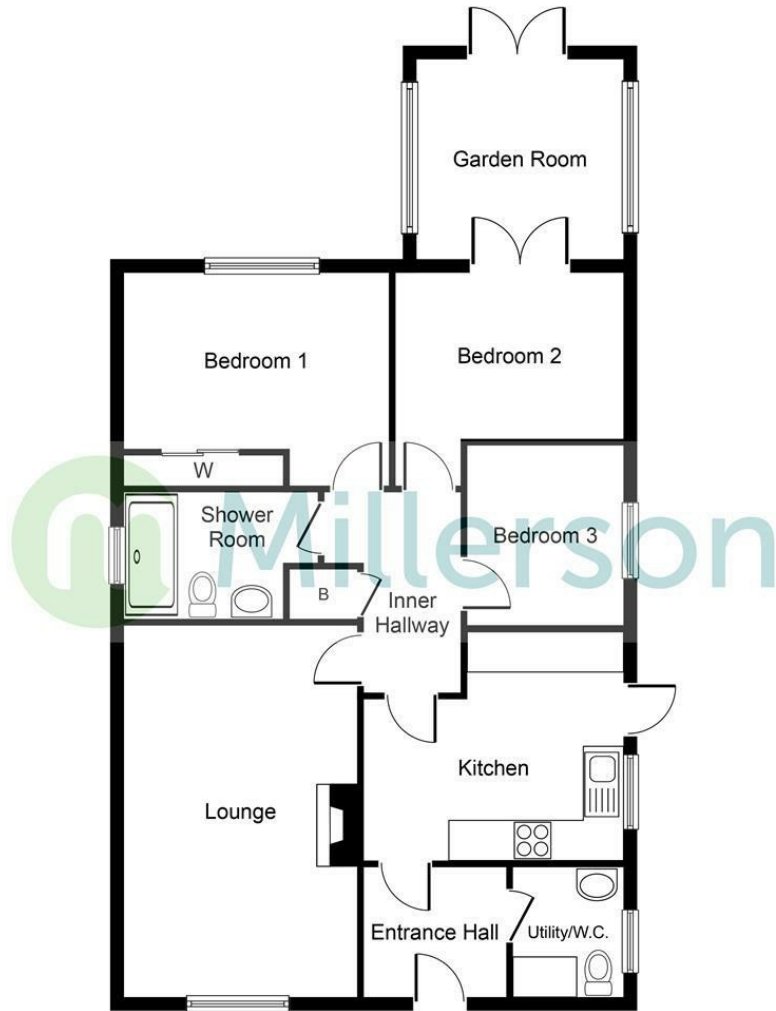
SERVICES

Mains water, electricity, drainage and LPG gas.

LOCAL AUTHORITY

Cornwall Council. Council Tax Band C.





PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE

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Directions To Property

From Launceston proceed up St. Stephens Hill and turn left Egloskerry. Proceed along this road taking right hand turning signed Langore. Continue into the village then take the first right hand turning into Menheniot Crescent. The property will be found on the right hand side. What3words: ///legend.draining.ferried

Contact Us

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Valuation Request



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

