

Warbstow
Launceston
PL15 8UP

Asking Price £260,000

- Detached Woolaway Bungalow
 - Two Double Bedrooms & Versatile Attic Room
- Living/Dining Room With Wood Burner
 - Driveway Parking
- Enclosed & Private Rear Garden
 - Scan QR For Material Information



Tenure - Freehold

Council Tax Band - C

Floor Area - 969.00 sq ft



uPVC obscure glazed door into

Porch:

uPVC windows to side. Tiled floor. Wooden pane door into

Hallway:

Oak flooring. Radiator. Doors off

Kitchen:

13'8" x 8'5" (4.18 x 2.57)

uPVC double glazed window to front. Range of coloured base units under granite effect marble and resin work surfaces with Butler sink and mixer taps. Matching wall mounted cupboards. Tiled splashbacks. Space and plumbing for slimline dishwasher and washing machine. Rangemaster cooker with induction hob, double ovens and grill, matching extractor fan over. Space for upright fridge/freezer. Linen cupboard. Grant oil combination boiler. Door to Utility and Workshop.

Living/Dining Room:

19'3" x 13'4" (5.88 x 4.08)

A lovely extended light and airy dual aspect reception room enjoying sun from morning and taking in fine far reaching views over the neighbouring rooftops from the large uPVC double glazed window. Cast iron wood burner on a slate hearth with a bespoke handmade Oak mantle. Oak flooring., uPVC double glazed sliding patio doors giving access to the rear sun terrace. Two radiators. Stairs leading to attic room.

Attic Room:

18'10" x 6'7" (5.76 x 2.03)

A versatile room with a height restriction on two sides. uPVC double glazed window to rear and takes in distant views over rolling countryside. Built-in storage within the roof void. Radiator.

From the Hallway, doors off

Principal Bedroom:

12'0" x 9'0" (3.68 x 2.76)

uPVC double glazed window to front. Built-in wardrobes with sliding doors. Radiator. Oak floorng.

Bedroom Two:

10'0" x 9'3" (3.06 x 2.84)

uPVC double glazed window overlooking the rear garden and views beyond. Radiator.

Bathroom:

7'8" x 5'7" (2.34 x 1.71)

Two obscure uPVC double glazed windows to rear. Partly tiled and partly with easy clean cladding. Panelled bath with mixer taps, shower attachment and shower screen. Shower cubicle with electric Mira shower. Vanity wash hand basin with cupboards under. Low level WC. Ladder effect radiator.

From the Kitchen, door into

Utility Area:

9'9" x 6'1" (2.98 x 1.86)

Previously the front of the garage (This could be reinstated as a garage). Door to

Workshop:

12'11" x 9'0" (3.96 x 2.76)

uPVC double glazed window and wooden door to rear garden. Power and light. Work benches.

Outside:

The front garden is enclosed by a neatly trimmed privet hedge and includes a level lawn with a retaining wall. A set of double five-bar timber gates allows vehicular access to the driveway, which offers ample off-road parking for multiple vehicles.

Discover a hidden oasis in this fully enclosed rear garden. A sun-drenched, south-facing paved terrace welcomes you with graceful steps leading down to a lush, level lawn. The space unfolds into a charming retreat featuring a delightful greenhouse, an inviting summerhouse, and a raised vegetable bed perfect for nurturing fresh produce—all complemented by the discreet presence of an oil tank.

Material Information:

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold



Property type: Bungalow

Property construction: Woolaway

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No





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Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

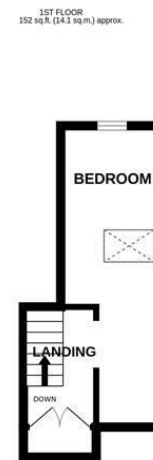
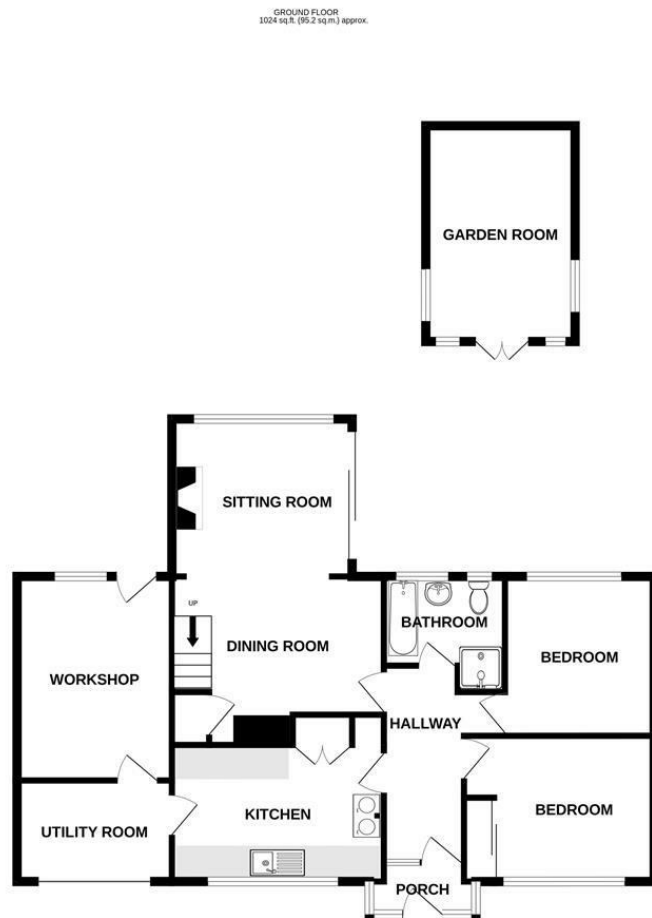
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Agents Notes:

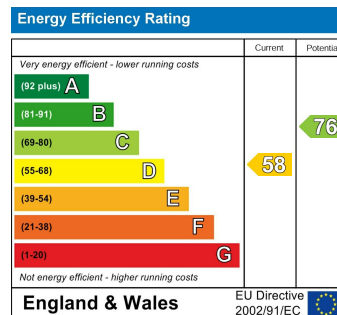
This property is suitable for cash buyers only due to its type of construction





TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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