



8 STANBURY CLOSE
O.I.R.O £265,000

Spacious 3 Bedroom Detached Bungalow, St Giles On the Heath

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: D (60)

MILLER TOWN & COUNTRY
exp UK



- » Three Bedroom Detached Bungalow
- » Garage and Parking
- » Level Gardens, South Facing Rear Garden
- » Popular Village Location
- » Easy Access to Launceston & North Coast
- » Oil Fired Central Heating

The Property

This spacious detached bungalow is situated at the end of a quiet and popular cul de sac close to the village amenities including public house, primary school, shop and post office. The property itself is spacious and well proportioned, in need of some slight cosmetic updating and enjoys beautiful rooftop countryside views as well as south facing rear gardens. One enters the property into a spacious hall with L-shaped lounge/diner and good size kitchen with integrated fridge-freezer and dishwasher. There is a separate utility room which provides useful integral access to the garage. The three generous bedrooms, family bathroom and cloakroom can be found at the other end of the property.

Location

The property is situated on the fringe of the village in a quiet cul de sac, within close proximity to the amenities. There is a regular bus service between Launceston and Holsworthy and the north coast is approx 20 to 25 minutes drive away by car. The nearby town of Launceston offers a comprehensive range of retail outlets, bars, cafe's and supermarkets, as well as the well regarded Homeleigh Garden Centre. There are also multiple primary schools and a secondary school.



Accommodation

Ground Floor

Hallway 6'11" x 12'8"

Kitchen 12'8" x 8'8"

Living Room 16'4" x 19'10"

Utility Room 4'9" x 6'4"

Bedroom 1 9'9" x 12'1"

Bedroom 2 7'9" x 11'0"

Bedroom 3 7'10" x 7'8"

Bathroom 7'10" x 7'8"

Cloakroom/WC 5'9" x 2'10"

Outside

To the front of the property there is a drive providing off road parking and giving access to the integral single garage. There is a well established front garden stocked with a variety of shrubs. A path to the side of the property leads around to the rear garden where there is a raised timber decked sun terrace and level lawn, with planted beds and borders.

Services: Mains electricity, water, drainage and oil fired central heating. Telephone and Broadband are available to be connected.

Council Tax Band: C

Tenure: Freehold

Agent's Note:

A number of restrictive covenants apply to this property including those related to the parking of vehicles other than cars, construction of structures on the property or running a business from the premises. Full details of these and other documents are contained in the title (title number DN291099) which is available for review on request.



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VIEWING:

Strictly through the vendor's sole agents

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