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Westwood



Launceston 4.6 miles - Holsworthy 9.1 miles - Exeter 43.3 miles

**A 3 bedroom detached house in a highly sought after village with a garage, gardens and ample off road parking**

- Detached Family Home
- Popular Village Location
- 3 Bedrooms
- No Onward Chain
- Walking Distance of Village Amenities
- Enclosed Gardens
- Garage and Ample Parking
- Scope to Cosmetically Improve
- Tenure: Freehold
- Council Tax Band: D

**Guide Price £290,000**

### SITUATION

The property is well positioned, centrally amongst the thriving and popular village of St Giles on the Heath only a few miles from the Cornwall/Devon border. The highly sought after village offers a village store, well respected public house, primary school, good community spirit and various amenities. The nearby town of Launceston (4.6 miles) has a more extensive range of shopping, leisure and health facilities. The A30 dual-carriageway (3.8 miles) gives access to the further town of Okehampton with a trainline to Exeter. At Exeter there is access to the M5 network, main line railway station serving London Paddington and an international airport.

### DESCRIPTION

A detached 3 bedroom family home situated in the heart of a popular village and within walking distance of various amenities. The property enjoys a semi-rural location adjoining the neighbouring pastureland at the back offering rural outlooks, with an enclosed rear garden, an integral garage and ample off road parking. It is understood that the property was built in 1980 of standard block construction, with a concrete tiled roof and is now being sold with no onward chain.

### ACCOMMODATION

The accommodation throughout the property presents well proportioned rooms and the scope for purchasers to cosmetically modernise and improve. Approached directly from the driveway and via the covered entrance, the large and welcoming hallway has ample space under the staircase to possibly create additional storage if required. The kitchen at the rear has a window overlooking the rear gardens with a range of fitted units and space/plumbing for freestanding appliances. Access to the utility and integral garage from the rear porch, with a door and steps to the gardens. The dual aspect sitting room has windows overlooking the front and back lawns, and has previously been used alongside the kitchen as a dining area.

The first floor presents 3 bedrooms all of slightly different sizes. The principle room has a window overlooking the front and is a large double, with bedroom 2 another double

bedroom enjoying rural outlooks at the rear. Bedroom 2 features a built in wardrobe, as well as bedroom 3, a generous single. The family bathroom services all 3 bedrooms with a bath and electric shower, WC, wash hand basin and painted wooden floors whilst an additional airing cupboard off the first floor landing acts as extra storage.

### OUTSIDE

The property is approached via wooden gates and fenced at the front to create a secure and enclosed front garden. The driveway provides ample off road parking for 3-4 vehicles comfortably whilst the adjoining garage has an up and over door with a flat roof and the utility space at the rear. There is a range of mature shrubs and plants in the front garden offering an array of colour throughout the seasons, with a well manicured lawn offering additional space if needed for parking. Pathways either side lead to the rear gardens which are mainly laid to lawn and a paved patio area ideal for outdoor seating. Mainly fenced, the gardens border the adjoining neighbours and pastureland at the rear, with a feature pond, garden shed and various flower beds.

### SERVICES

Mains water, electricity and drainage. Oil fired central heating and uPVC double glazed windows throughout. Broadband availability: Superfast and Standard ADSL, Mobile signal coverage: Voice and Data limited availability (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

### VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

### DIRECTIONS

From Launceston take the A388 towards Holsworthy passing through the hamlet of Dutson and Homeleigh Garden Centre. Continue on this road into the village of St Giles on the Heath where the property will be located on the left hand side, by a Stags for sale board, just before the red telephone box and the Pint and Post Public House.

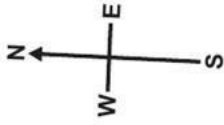


Approximate Area = 1003 sq ft / 93.1 sq m

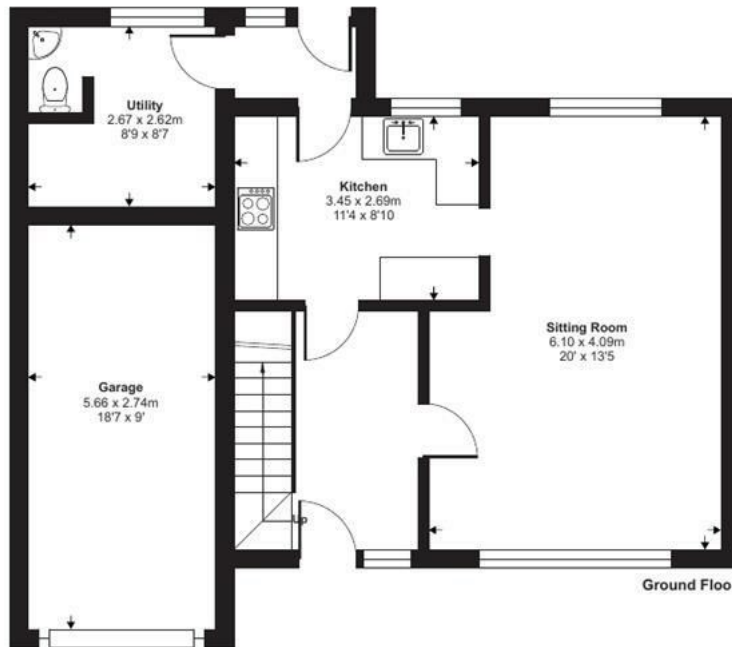
Garage = 162 sq ft / 15 sq m

Total = 1165 sq ft / 108.1 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1145570

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(2-48) G	
Net energy efficient - higher rating costs		82	63
England & Wales		EU Directive 2002/91/EC	10

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