



7, Serpells Meadow



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Polyphant, Launceston, Cornwall PL15 7PR

Launceston 5 miles - North Cornish Coast 14 miles - Plymouth
27 miles

A spacious detached house with fantastic potential, a generous rear garden, garage and off road parking

- Detached Family Home
- Scope to Personalise
- Adjoining Garage
- Village Setting
- Tenure: Freehold
- 4 Double Bedrooms
- Close to Village Shop
- Off Road Parking
- Enclosed Rear Garden
- Council Tax Band: D

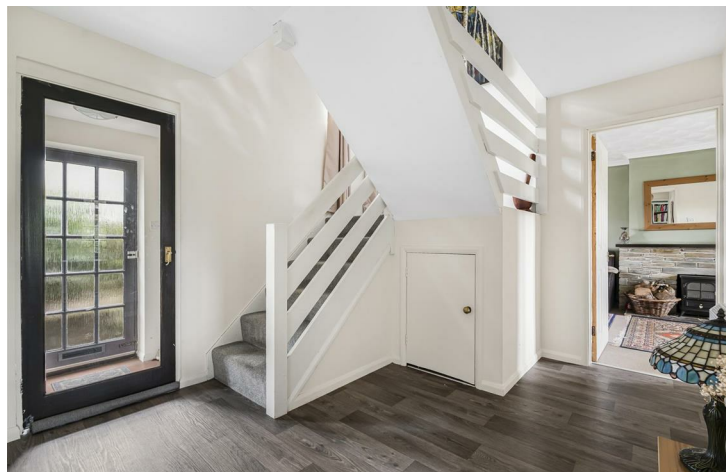
Guide Price £325,000

SITUATION

The property is positioned within the quintessential Cornish village of Polyphant renowned for its village green, fantastic community spirit and within striking distance of the majestic Bodmin Moor. There is a Methodist Chapel, village shop with day-to-day needs and GP surgery whilst the nearby village of Lewannick has a further range of amenities including a public house and primary school. The A30 trunk road is within 1 mile of the property connecting the Cathedral cities of Exeter and Truro, whilst the town of Launceston roughly 5 miles distant offers numerous shops, banks, boutiques, sporting and social clubs, a fully equipped leisure centre and a further 18-hole golf course, along with doctors', dentists' and supermarkets.

DESCRIPTION

A fantastic opportunity to purchase a spacious and well proportioned family home in a sought after Cornish village. The property was constructed in the 1980's with great proportions and room sizes making it an ideal home for families and couples of all ages. Understood to have been traditionally constructed of block with a rendered and spar-dashed finish, the property has a concrete tiled roof, wooden single glazed windows and presents scope to modernise and personalise throughout.



ACCOMMODATION

The accommodation throughout the property is spacious and well proportioned, offering 2 receptions rooms, a large hallway and a kitchen with adjoining utility room. There is a ground floor cloakroom with WC, understairs storage and an adjoining door from the utility to the garage. The kitchen is fitted with a mixed range of units and ample space for various freestanding white goods. There is space and plumbing for white goods in the utility and power/light connected to the garage. The sitting room has a dual aspect, with patio doors to the rear garden and a feature fireplace currently housing an electric fire.

The first floor presents 4 double bedrooms, with bedroom 4 lending itself perfectly as a spacious office or small double. All bedrooms are serviced by the family bathroom which has a bath and electric shower over, WC, wash hand basin and the first floor is complete with an airing cupboard and loft access.

OUTSIDE

The property is approached via a driveway which allocates a parking space for one vehicle. There is an up and over garage door with a side garden, offering space to create additional parking (subject to the necessary consents). The rear gardens are a generous size, with ponds, natural hedge boundaries and a gravelled space for a greenhouse. There is a paved patio for seating and additional under cover seating to one corner alongside a beautiful Oak Tree (with TPO). The property is positioned towards the end of the small development and extra on road parking is often available in the vicinity.

SERVICES

Mains electricity, water and drainage. Night storage heating. Broadband availability: Standard ADSL. Mobile signal coverage: voice and data available (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, head along Western Road and at Pennygillam roundabout, take the first exit towards Bodmin. Continue on the dual carriageway for approximately 5 miles and turn right at Two Bridges signposted Polyphant and Blackhill Quarry. Continue through the village green and at the T-junction opposite the Methodist CHapel turn left. After approximately 100 yards, turn left into Serpells Meadow and then immediately left again, where the property will be located at the end of the road.

what3words.com: ///readjust.crunches.amends



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.



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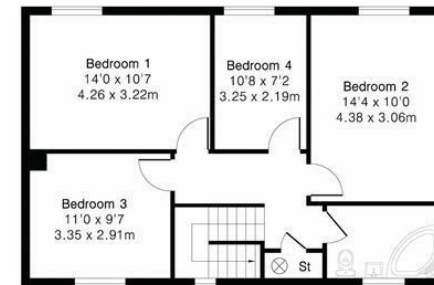
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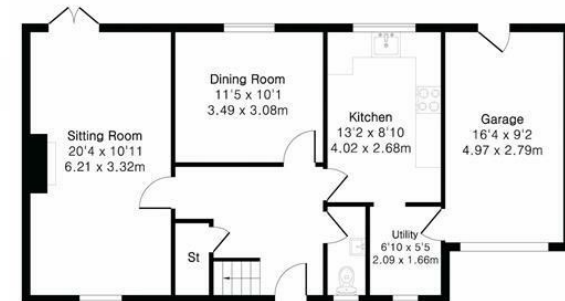
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		16
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Approximate Gross Internal Area 1450 sq ft - 135 sq m
(Including Garage)**

Ground Floor Area 802 sq ft – 75 sq m
First Floor Area 648 sq ft – 60 sq m



First Floor



Ground Floor

For Identification only – Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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