



## 2 Serpells Meadow

Polyphant | Launceston | Cornwall



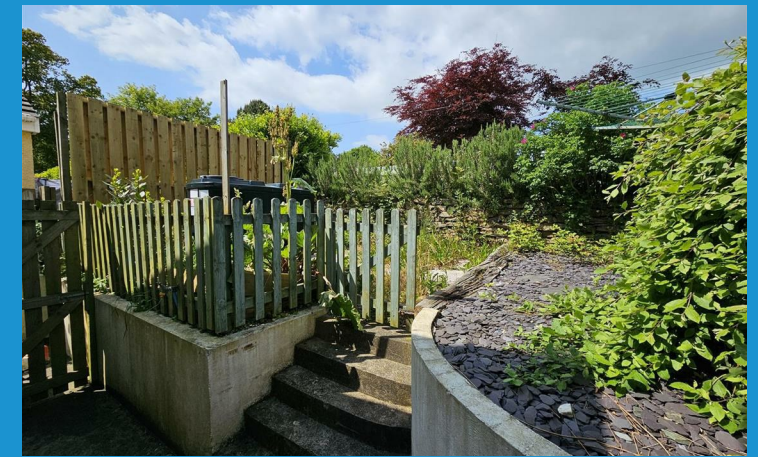
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A spacious 4 bedroom detached house situated in a popular and peaceful village location with off-road parking, garage and gardens. The property can be found in a small cul-de-sac and has generous family orientated living accommodation with good bedroom sizes.

Entrance to the property is via a useful porch providing storage for shoes and coats, etc. This leads into an open hallway with stairs to the first floor, further storage and a cloakroom with WC. A door leads into the kitchen which has a range of wall and base units and a window at the rear, with a door into a practical utility room with space for appliances. There is a dining room which is open-plan to the living room, in a 'U' shape with double doors to the rear garden.

On the first floor there are the 4 bedrooms with the front bedroom featuring a rooftop view towards the countryside in the distance and the rear bedrooms offering a pleasant 'green' outlook also. There is a well appointed family bathroom. Externally there is the driveway and lawned garden at the front with side access around to the rear. The rear garden has a decked area leading off from the house, with a patio and raised garden with a range of plants and shrubbery.



### Situation

Polyphant is a pretty village just off the A30 in North Cornwall. The village features a quintessential village green as well as a useful shop with a further range of amenities including public house and school in the nearby village of Lewannick. The nearest town is Launceston where there are secondary schools, a thriving town centre and shops alongside supermarkets and retail parks. The A30 offers great access to both the West of Cornwall and into Devon and the City of Exeter.

### Directions

The postcode for the property is PL15 7PR. What Three Words 'chapels.fellow.shortcuts' will take you to the property. From Launceston proceed out onto the A30 heading towards Bodmin and follow the dual carriageway for approximately 5 miles where you will see a right hand turn for Polyphant and Hicksmill crossing over the A30. Follow the road as it leads through Hicksmill and naturally leads into Polyphant and ignore the left hand turning into the village and drive straight on, taking the left hand turning into Serpells Meadow. Then turn immediately left and the property can be seen on your left.

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**Entrance Porch**  
6'8" x 3'4" (2.05m x 1.02m)

**Hallway**  
8'10" max x 8'8" (2.70m max x 2.65m)

**Dining Area**  
11'5" x 8'9" (3.49m x 2.68m)

**Living Room**  
18'0" x 10'8" (5.51m x 3.26m)

**W/C**  
5'6" x 3'1" (1.70m x 0.94m)

**Kitchen**  
12'0" x 8'11" (3.67m x 2.73m)

**Utility Room**  
5'6" x 5'5" (1.69m x 1.67m)

**First Floor Landing**

**Bedroom 1**  
12'1" x 10'1" (3.69m x 3.09m)

**Bedroom 2**  
8'10" x 6'11" (2.70m x 2.13m)

**Bedroom 3**  
13'11" x 8'9" (4.26m x 2.68m)

**Bedroom 4**  
10'8" x 8'10" (3.26m x 2.71m)

**Bathroom**  
8'8" x 5'6" (2.66m x 1.69m)

**Services**

Mains Electricity, Water and Drainage.  
Oil Fired Central Heating.  
Photovoltaic Solar Panels, which are leased and transferable.  
Council Tax Band D.

First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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