



Tresmeer | Launceston | Cornwall



Town • Country • Coast



A stylish 3 bedroom new build situated in a peaceful village setting with off-road parking, garage, gardens adjoining open countryside and country views.

The property features light and airy accommodation which includes 3 spacious bedrooms with the master bedroom offering an en-suite. The property is accessed via an entrance porch, which leads into the hallway where there is an understairs store cupboard and cloakroom. The living room is dual aspect with the front facing window enjoying a pleasant country outlook and patio doors leading into the side patio. The kitchen and dining room is an impressive open-plan space with a range of wall and base units with the front window again enjoying the lovely country views. A door leads through to the integral garage which has an electric roller door alongside an electric car charging port and a courtesy door at the rear.

On the first floor are the 3 bedrooms with the master en-suite alongside the family bathroom. A door from the landing at the rear leads into the rear garden which is laid to lawn with wonderful views over fields at the rear. The garden leads around to a railed area at the side which enjoys far reaching country views. There is a gravelled driveway at the front with off-road parking and a patio area at the side alongside an access pathway running alongside the rear of the house. The property has underfloor heating alongside fitted roller blinds and benefits from a 6 year architects certificate via ABC+ Warranty.



## Situation

Tresmeer is a peaceful rural hamlet located approximately 8 miles from the market town of Launceston. There is a Primary School in Egloskerry with a further range of other amenities in Launceston including supermarkets, a range of schools and a thriving town centre. The property also offers good access to the North Cornish coastline with its stunning panorama and lush beaches.

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**Entrance Porch**  
7'6" x 4'3" (2.29m x 1.30m)

**Hallway**

**Living Room**  
19'9" x 12'2" (6.02m x 3.71m)

**W/C**  
6'5" x 4'9" (1.96m x 1.45m)

**Kitchen/Diner**  
19'7" max x 9'8" (5.97m max x 2.97m)

**Garage**  
17'7" x 10'9" (5.36m x 3.30m)

**First Floor Landing**

**Bedroom 1**  
11'3" x 9'10" (3.45m x 3.02m)

**En-Suite**  
7'10" x 3'10" (2.41m x 1.17m)

**Bedroom 2**  
12'4" x 9'8" (3.76m x 2.95m)

**Bedroom 3**  
12'2" x 9'8" (3.73m x 2.95m)

**Bathroom**  
7'10" x 5'6" (2.41m x 1.68m)

**Services**  
Mains Electricity and Water.  
Private Drainage System via a Biodigester.  
LPG Gas Central Heating.  
Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	74
<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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