



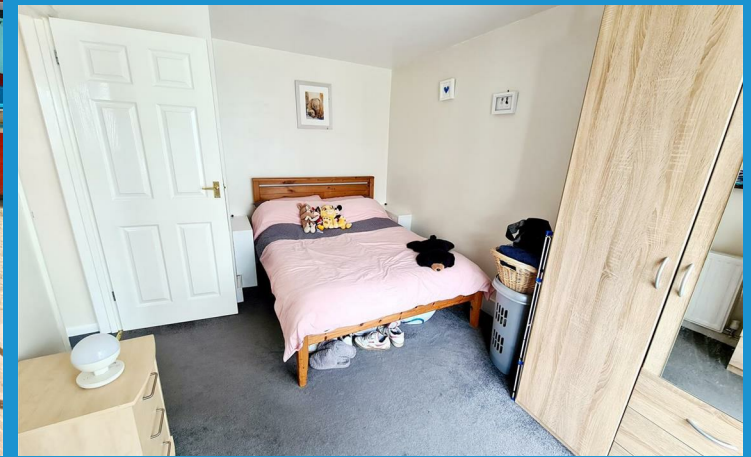
## Tor View

Tregadillett | Launceston



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A well presented three bedroom semi-detached bungalow situated in a popular village location in a tucked away cul-de-sac setting. The property has driveway parking at the side and front alongside a single garage and features a private enclosed garden at the rear.

Entrance to the property is into a spacious entrance hallway with a door that takes you into the kitchen that has a range of wall and base units. Opposite is the wet room. A further door leads you into a generous size living/dining room. To the rear of the property there are two good size double bedrooms alongside a third bedroom which could be used as a study. Leading off the main bedroom is a spacious conservatory which overlooks the garden and has a side door out to the garden.

The rear garden is laid mainly to lawn with a patio area which is enclosed via fencing. At the front of the property there is off-road parking for multiple cars and a garage.

The property also has solar panels which are owned by the property and generate an additional income.





## Situation

The village of Tregadillett lies approximately three miles to the West of Launceston and boasts a range of amenities including a Public House/Restaurant, Primary School and a Place of Worship. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

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## Entrance Hall

## Living Room

15'10" x 10'11" (4.83m x 3.33m)

## Kitchen

9'3" x 7'10" (2.84m x 2.39m)

## Wetroom

6'2" x 5'8" (1.88m x 1.75m)

## Conservatory

14'0" x 6'11" (4.27m x 2.13m)

## Bedroom 1

13'8" x 8'11" (4.19m x 2.72m)

## Bedroom 2

10'9" x 7'4" (3.28m x 2.26m)

## Bedroom 3

7'6" x 6'7" (2.29m x 2.01m)

## Garage

18'0" x 7'10" (5.49m x 2.39m)

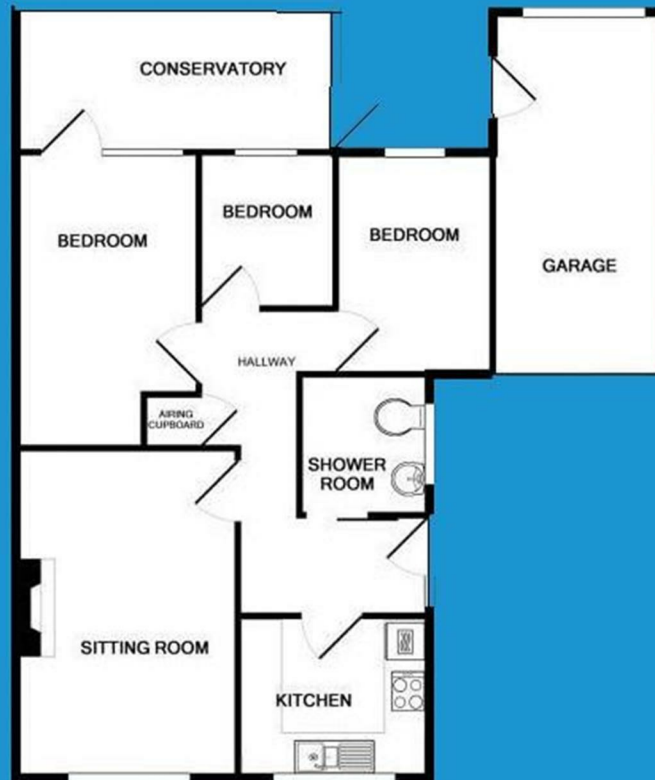
## Services

Mains Electricity, Water and Drainage.

Council Tax B.

Oil Fired Central Heating

The Property also has Solar Panels which are owned by the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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