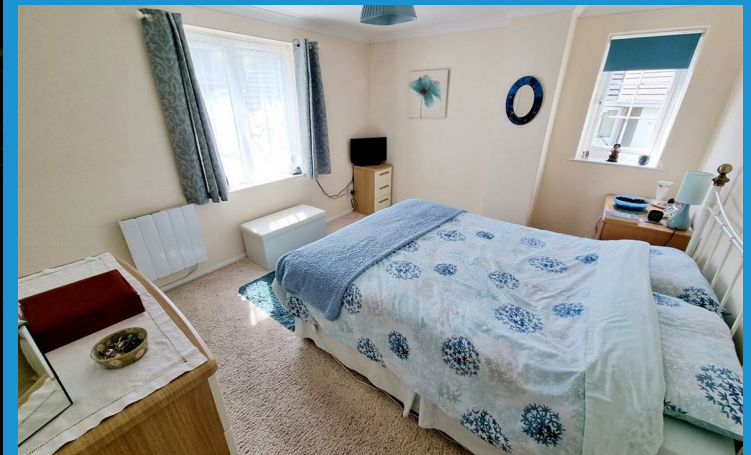




Serpells Meadow
Polyphant | Launceston



Town • Country • Coast



Welcome to this charming detached modern home located in the picturesque village of Polyphant. This home offers delightful well-presented accommodation with a beautifully landscaped rear garden.

Upon entering, you are greeted by a spacious hallway with ground floor cloakroom. Overlooking the rear garden is a sitting/dining room divided by an arch. Off the sitting room are French doors out to the garden. The kitchen is front aspect with a range of modern eye and base level units with integrated appliances. The first floor boasts 3 bedrooms, perfect for a growing family or those in need of extra space. The master bedroom is dual aspect with a wonderful view towards the village. The well presented family bathroom ensures convenience and comfort for all residents and guests.

One of the standout features of this property is the landscaped rear garden providing a tranquil retreat where you can unwind and enjoy the peace and quiet. The garden is full of a range of mature shrubs and plants offering colour and interest. There is an area of lawn perfect for children and pets. The garden runs down the side of the property with a pedestrian gate to the front. Adjoining the property is a single garage with an off road parking space in front. You can also access the garden from the garage.

Located in the popular village of Polyphant, you'll have easy access to local amenities and community events. The property is close to the nearby A30 offering good access to Launceston to the East and Bodmin to the West.



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. Nearby Lewannick has a further range of amenities including public house and primary school. 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 continue along this road where the property will be seen set back on your right.

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Entrance Porch

Entrance Hallway

W/C

Kitchen

9'0" x 8'8" (2.75m x 2.65m)

Living Room

13'1" x 10'9" (3.99m x 3.30m)

Dining Room

11'1" x 10'9" (3.38m x 3.30m)

First Floor Landing

Bedroom 1

11'8" x 10'9" (3.56m x 3.30m)

With Fitted Wardrobes

Bedroom 2

10'0" x 7'6" (3.06m x 2.29m)

With Fitted Wardrobes

Bedroom 3

10'0" x 6'5" (3.06m x 1.98m)

Bathroom

6'9" x 5'10" (2.06m x 1.78m)

Garage

16'8" x 9'1" (5.10m x 2.77m)

Services

Mains Electricity, Water and Drainage.

Council Tax Band C.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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