



Higher Daws Lane

South Petherwin | Launceston | Cornwall



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A deceptively spacious 3 bedroom detached bungalow situated in a popular hamlet location, offering a rural feel with fields at the rear yet just a couple of miles from Launceston Town and the amenities. The property offers generous living accommodation which includes an en-suite master bedroom and an impressive open plan 'L' shape living room and dining room.

The property is set in a generous plot with a spacious driveway at the front where there is parking for numerous vehicles alongside an attached double garage. There is access to the side of the property leading around to the rear, where there is a generous and level lawned garden overlooking the fields. The accommodation includes a spacious entrance hallway, open-plan dining room and living room with a feature fireplace, recently fitted kitchen, conservatory overlooking the garden and the views and utility room with a side door.

The property has 3 double bedrooms with the master bedroom particularly spacious, overlooking the rear garden and with an en-suite shower.



Situation

The property is situated in the small hamlet of Daws House, just a few miles from Launceston and neighbouring the larger village of South Petherwin where there is a church, public house and a very popular school.

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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Entrance Hallway

Living Room
19'0" x 15'2" max (5.80m x 4.64m max)

Dining Room
11'7" x 10'5" max (3.54m x 3.19m max)

Kitchen
11'7" x 9'3" (3.55m x 2.83m)

Utility Room
8'11" x 5'4" (2.72m x 1.63m)

Conservatory
19'9" x 7'5" (6.03m x 2.27m)

Bedroom 1
13'10" x 12'0" (4.24m x 3.66m)

En-Suite
5'11" x 5'4" (1.81m x 1.64m)

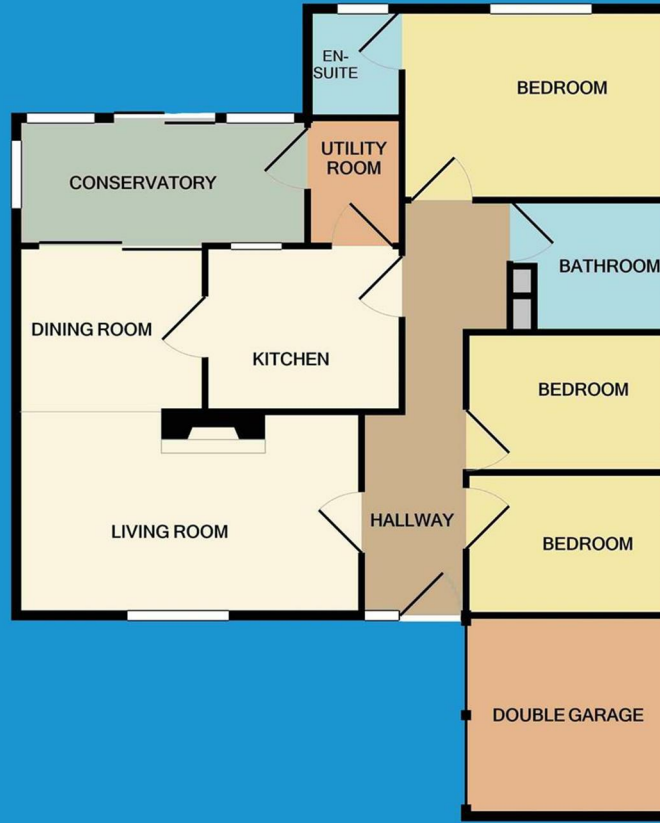
Bedroom 2
12'7" x 9'5" (3.85m x 2.88m)

Bedroom 3
12'7" x 8'5" (3.84m x 2.59m)

Bathroom
10'9" x 9'6" max (3.30m x 2.91m max)

Garage
18'11" x 17'5" (5.79m x 5.31m)

Services
Mains Electricity & Water. Private Drainage.
Oil Fired Central Heating.
Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	47	
(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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