



Menheniot Crescent  
Langore | Launceston



Town • Country • Coast



A beautifully presented and deceptively spacious three/four bedroom detached bungalow set in a pleasant and peaceful cul-de-sac location with front and rear south facing garden and off-road parking on the driveway. The property has had a new central heating boiler fitted as of September 2024.

The property is well presented with light and spacious accommodation which includes an en-suite bedroom alongside the family bathroom. The accommodation includes an entrance hallway, spacious living room with fireplace which is open-plan to the conservatory, a stylish modern kitchen with a door to the rear, 3 spacious bedrooms with one en-suite and the rear bedroom has doors onto the decking area at the rear, plus a fourth bedroom or office/study.

There is a lawned garden at the front with driveway parking and access to both sides of the property leading around to the rear garden. At the rear there is an enclosed lawned garden with vegetable beds, a decked area and two sheds alongside a further decked area which wraps around the rear of the property and overlooks the garden.



### Situation

Langore is a pretty village with a green and the nearby village of Egloskerry offering a popular primary school and church. The nearest main facilities are in the market town of Launceston. 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.

### Directions

The postal code for the property is PL15 8PD. From Launceston drive up St Stephens Hill and take the signposted turning at the top to Egloskerry and Langore onto Duke Street. Follow this road until you see a right hand turning to Langore, Take the turning and the road leads down into the village with Menheniot Crescent on your right hand side and the bungalow in question along on your left.

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## Entrance Hallway

## Living Room

12'11" x 10'0" (3.96m x 3.05m)

## Conservatory

9'1" x 7'6" (2.77m x 2.31m)

## Kitchen

12'1" x 8'11" (3.70m x 2.72m)

## Bedroom 1

15'3" x 8'5" (4.65m x 2.57m)

## En-suite

9'1" x 6'3" (2.77m x 1.91m)

## Bedroom 2

12'9" x 12'0" (3.91m x 3.66m)

## Bedroom 3

11'10" x 9'10" (3.63m x 3.02m)

## Bedroom 4 / Study

8'11" x 6'3" (2.74m x 1.93m)

to the front of the wardrobe

## Bathroom

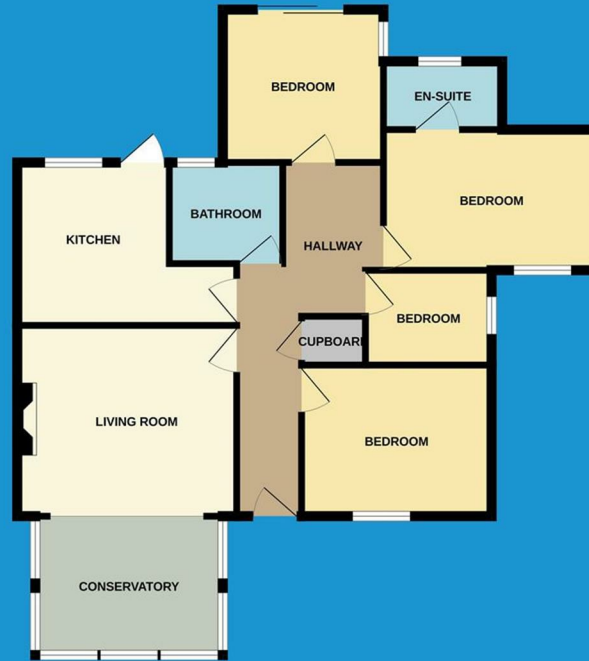
7'8" x 5'4" (2.34m x 1.65m)

## Services

Mains Electricity, Water & Drainage.

Oil Fired Central Heating.

Council Tax Band C.



### 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		
<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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