



Crockers Way

St. Giles on the Heath | Launceston | Cornwall



Town • Country • Coast



Located in a quiet cul de sac within a popular village is this EXTENDED 2 bedroom semi detached modern bungalow. The property has a refitted kitchen and shower room along with a separate garden room. The property has scope to be further enhanced and is being offered for sale with NO FORWARD CHAIN.

You step into a hallway with access to the dual aspect sitting & dining room. Leading off this reception room is the separate kitchen which has a range of modern white eye and base level units plus a built in oven and hob leaving space for white goods. The master bedroom is dual aspect offering ample space for a double bed plus bedroom furniture. Next to the master bedroom is a dressing area with a host of built in floor to ceiling wardrobes. Beyond here is a rear lobby with access to bedroom 2 that overlooks the rear garden and is a comfortable single. A further door leads into the great size double glazed garden room offering a second reception space to retreat to. Both bedrooms share a modern shower room with a low threshold double shower enclosure.

To the side of the property is a single garage and an off road parking space in front. The garden is mainly to side side and rear of the property and is fully enclosed. The garden, has been landscaped with low maintenance gardening in mind but there is tremendous scope for a purchaser to design a garden to their own style and taste.



Situation

St Giles-on-the-Heath is conveniently located between the market towns of Launceston and Holsworthy and provides an ease of access to the A30 dual carriageway being just 5 miles away. The village boasts a sub Post Office/general store, 'Pint & Post' public house, village hall, church and a well regarded county Primary 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 regarding primary and secondary schooling.

Directions

The postal code for the property is PL15 9TB. From Launceston follow the A388 North towards Holsworthy for 4/5 miles into the village of St Giles-on-the-Heath. Turn right into Moorfield Road and follow this for a short distance turning left into Crockers Way. Follow the road to the head of the cul de sac where the property will be seen on your right.

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Hallway
With Cupboard

Living Room
14'7" x 10'4" (4.46m x 3.17m)

Kitchen
9'10" x 5'2" (3.01m x 1.60)

Wet Room

Bedroom 1
13'6" x 9'9" (4.14m x 2.99m)

Dressing Room
10'0" x 3'10" exc wardrobes (3.05m x 1.19m exc wardrobes)

Bedroom 2
9'0" x 6'8" (2.75m x 2.05m)

Garden Room
10'11" x 10'8" (3.33m x 3.27m)

Garage

Services
Mains Electricity, Water and Drainage.
Central Heating Type - Storage
Heaters.
Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		51	
(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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