



Dennis Gardens
Tregadillett | Launceston



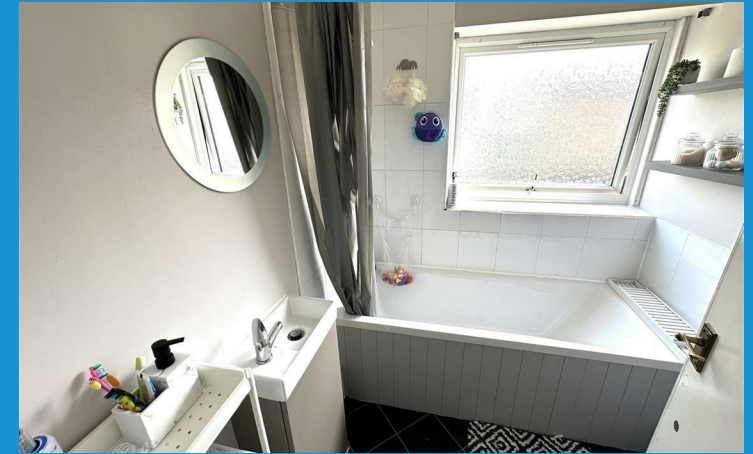
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Tucked away on a quiet and established residential development is this well presented semi detached two bedroom bungalow. The property enjoys ample off road parking, a single garage plus gardens to the front and rear.

You step into an L shaped hallway with access to all rooms. The kitchen/dining room is side aspect with a range of eye and base level units leaving plenty of space for white goods and a dining table. The sitting room is rear aspect and is centered around a recently installed multi fuel wood burner ready for the winter evenings! Adjoining the kitchen/dining room and sitting room is a double glazed conservatory that overlooks the rear garden. The master bedroom is a great size double with a large window overlooking the front garden. Bedroom 2 is a single room with plenty of space for freestanding furniture. The family bathroom has been refitted with a modern white suite including a shower over the bath.

The property offers great parking for 3 vehicles in tandem to the side. Beyond the driveway is a single garage with an up and over door. In front of the property is a level and enclosed garden primarily laid to lawn. The rear garden is west facing and enjoys the setting sun. The garden has an area of lawn which adjoins a raised decked area ideal for outside dining.



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. 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

Kitchen / Dining Room
12'11" x 9'3" (3.96m x 2.82m)

Living Room
16'6" x 10'0" (5.03m x 3.05m)

Bedroom 1
12'10" x 9'10" (3.93m x 3.02m)

Bedroom 2
9'4" x 6'9" (2.87m x 2.08m)

Shower Room
6'2" x 5'4" (1.90m x 1.65m)

Conservatory
16'6" x 5'1" (5.03m x 1.57m)

Garage
15'8" x 7'10" (4.79m x 2.41m)

Services
Mains Electricity, Water and Drainage
Council Tax Band B
Central Heating Type - Modern Electric
Thermostatically Controlled Heating



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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