



Tor View
Tregadillett | Launceston



Town • Country • Coast



Requiring updating and modernisation is this 2 bedroom semi detached bungalow at the end of a quiet cul de sac within a popular village. The property has a larger than average plot offering huge potential (STP). No forward chain.

You step into a hallway with doors to all rooms. At the end of the hallway is a built in storage cupboard. Overlooking the front garden is a sitting/dining room with a large picture window and open fire. The kitchen has a range of eye and base level units offering potential to be replaced. A window and door gives access out to the rear garden. At the end of the hallway are 2 bedrooms. The master bedroom is a front aspect double bedroom with built in wardrobes. Bedroom 2 overlooks the rear aspect and also has built in wardrobes. Both bedrooms share a family bathroom with a matching suite including a shower over the bath.

The property enjoys a larger than average plot with gardens to the front side and rear. Adjoining the property is a single garage with driveway parking in front. There is a lawned area to the front of the property. Leading off the kitchen is an enclosed rear garden with a distant view towards Laneast Moor. Unusually to the side of the property is a large area of lawn which has tremendous scope (STP) to extend the property into or indeed establish an attractive garden.



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. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

Directions

The property postcode is PL15 7HB. The What Three Words 'replaying.cable.solder' will take you directly to the property. From Launceston, take the A30 Bodmin road, and take the first exit for Tregadillett; head down to the mini roundabout and bear right heading under the A30; follow the road until you reach the village of Tregadillett. Take the right-hand turning just past 'The Eliot Arms', taking the next right into Dennis Gardens, at the T-Junction take the left turning into Tor View and then at the end of the cul-de-sac where the property can be found after a short distance on the left hand side.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Entrance Hallway

Kitchen

9'4" x 7'3" (2.85m x 2.23m)

Sitting Room / Dining Room

12'11" x 12'3" max (3.96m x 3.74m max)

Bedroom 1

10'8" x 10'0" (3.27m x 3.07m)

Excluding Wardrobes

Bedroom 2

9'5" x 7'1" (2.88m x 2.17m)

Excluding Wardrobes

Bathroom

6'5" x 5'6" (1.98m x 1.70m)

Garage

17'1" x 8'2" (5.22m x 2.51m)

Services

Mains Electricity, Water and Drainage.

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast