



St. Nonnas Close

Altarnun | Launceston



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Located within a quiet cul de sac is this detached bungalow requiring updating and modernisation but enjoying fantastic views. The property has 2 double bedrooms and a generous kitchen/dining room and a separate sitting. The property had an enclosed tiered garden and a detached garage. No forward chain.

You step into a dual aspect kitchen/dining room with a range of eye and base level units. There is space for a dining table and freestanding white goods. Sliding doors open into a front porch which is double glazed and enjoys wonderful elevated views. The sitting room is a great size with a large picture window which again benefits from an open view of Altarnun village and the surrounding countryside.

To the rear of the bungalow are 2 double bedroom and a wet room. The master bedroom is a good size with plenty of space for freestanding furniture. The wet room was previously a bathroom and had a match 3 piece suite.

To the side of the property is a sloping driveway leading to the detached garage. the majority of the garden can be found to the rear and is tiered on 2 levels. At the top of the garden even better views are enjoyed over the village of Altarnun and open moorland. There is an area of garden in front of the property.



### Situation

Located on the flanks of Bodmin Moor, is the popular and pretty village of Altarnun. A tributary of the River Inny runs through the village, crossed by a 15th Century pack horse bridge. Public Houses can be found at both Five Lanes, 'The Kings Head' (approx 0.4 miles) and on the edge of Altarnun, 'The Rising Sun' (approx 1 mile). The village also boasts a popular coffee shop, village hall, historic church and Community Primary School, all within walking distance of the property. The village offers good access to the A30 linking into Devon and West Cornwall with Launceston being the nearest town with a wide range of facilities, amenities and schooling. The North Cornish coastline is only 12 miles away where the popular south west coast path can be enjoyed.

### Directions

The postcode to the property is PL15 7RU. From Launceston take the A30 heading towards Bodmin and take the left hand turning to Altarnun and Five Lanes. Follow the road down, turning right at the roundabout, drive under the flyover and to the 'T' junction and turn left and then immediately right and right again and then take the left hand turn that leads down into the village of Altarnun. Turn right signposted "Village Hall". Drive up the hill and turn left after the village hall into St. Nonna's Close. Turn right where the property will be seen on your right hand side.

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## Entrance Hallway

### Porch

6'5" x 3'6" (1.97m x 1.07m)

### Kitchen / Breakfast Room

16'4" x 9'10" (4.99m x 3.00m)

### Sitting Room

16'11" x 9'10" (5.16m x 3.02m)

### Bedroom 1

12'11" x 9'11" (3.94m x 3.03m)

### Bedroom 2

9'10" x 8'10" (3.01m x 2.70m)

### Wet Room

6'6" x 5'5" (1.99m x 1.67m)

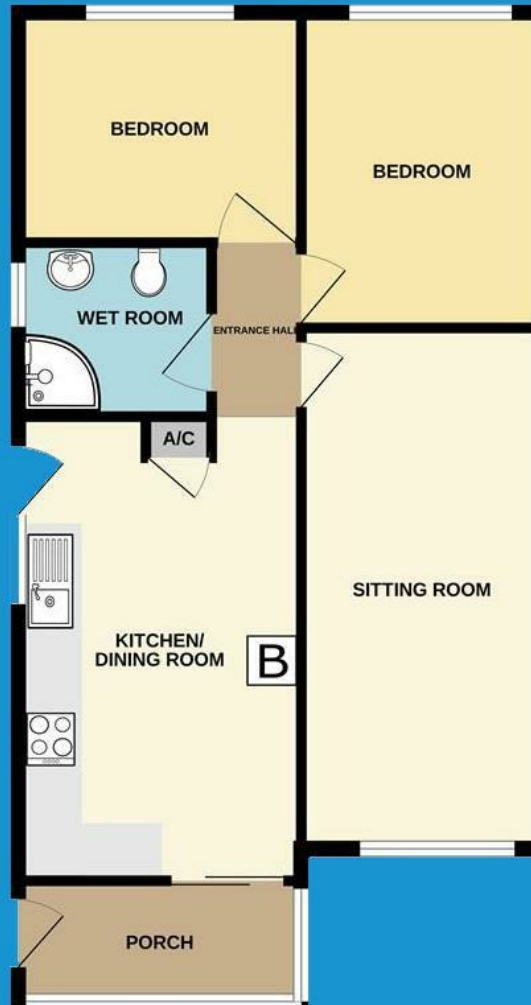
### Garage

17'6" x 9'7" (5.35m x 2.94m)

### Services

Mains Electricity, Water and Drainage  
Oil Fired Central Heating  
Council Tax Band B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 84        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 44                      |           |
| (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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