



Edwards Road

St. Giles-On-The-Heath | Launceston | Cornwall



Town • Country • Coast

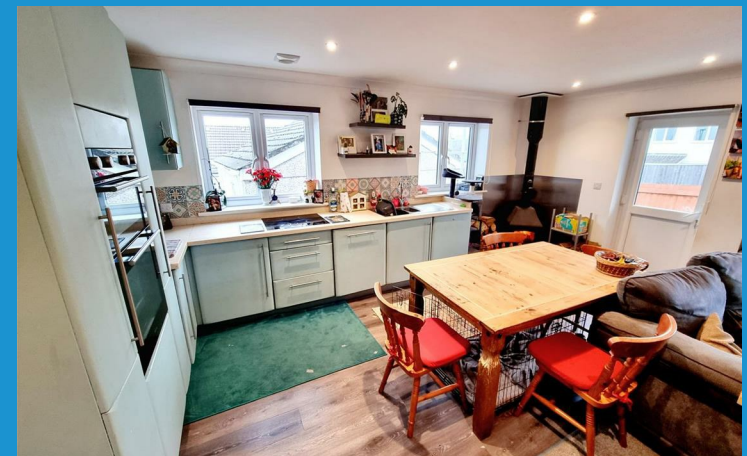


Located in a popular village is this modern detached bungalow which has recently been extended. The property offers 3 bedrooms and a fantastic open plan kitchen/dining/sitting room. Outside is an enclosed garden and a double garage with driveway parking. The property is fully double glazed and has thermostatically controlled heaters throughout.

You step into a double glazed porch which in turn opens into the well planned dual aspect kitchen/dining/sitting room. The kitchen area overlooks the side garden and has a range of modern eye and base level units together with a variety of integrated appliances. To one corner of this room is a recently installed multi fuel wood burner. There is also a useful utility area to the rear of the kitchen. Beyond the kitchen area is space for a family dining table perfect for family occasions. The sitting area is front aspect with large feature bay window.

To one end of the property are 3 bedrooms and a family bathroom all found in good order. The master bedroom is a good size double with another feature bay window. The family bathroom has a match 3 piece suite including a P shaped bath with a shower over.

The gardens can be found mainly to the front and side and are fully enclosed. The gardens have been landscaped with low maintenance gardening in mind. There is a useful patio area ideal for outside dining. Beyond here is a level area of gravel which could be altered to create a lawn if desired. There is an area of lawn to the higher side of the property. Next to the property is a detached double garage with a WC to one corner. In front of the garage is a double driveway. The property would be perfect for a growing family or indeed a retired/semi retired couple.



### 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 regarded primary and secondary schooling.

### Directions

The postcode to the property is PL15 9SZ. 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 the property will be seen on your right hand side.

[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

[sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



Town • Country • Coast

Entrance Porch

Kitchen / Dining Room / Living Room  
19'1" x 18'11" (5.84m x 5.79m )

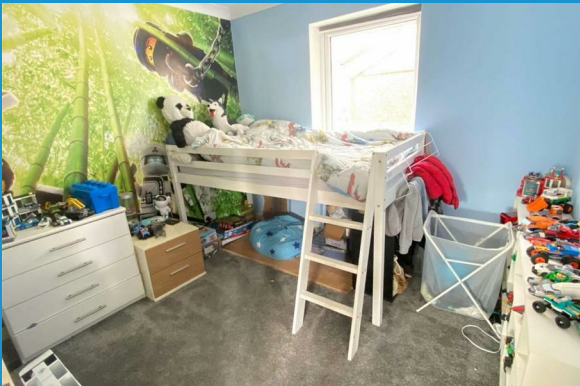
Bedroom 1  
10'11" x 10'9" (3.35m x 3.30m )

Bedroom 2  
10'11" x 9'4" (3.33m x 2.87m )

Bedroom 3  
8'6" x 7'3" (2.60m x 2.23m )

Bathroom

Services  
Mains Electricity, Water and Drainage  
Council Tax Band B



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>59</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| 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