



Tor View
Tregadillett | Launceston



Town • Country • Coast



A well presented two bedroom semi-detached bungalow situated in a popular village with an additional office and garden room to the rear overlooking the garden. The property has driveway parking to the side and features a private enclosed garden.

You enter the property through a side porch into an entrance hallway with a door that takes you into the kitchen that has a range of wall and base units. A further door leads you into a generous size living/dining room. To the rear of the property there are two good size double bedrooms alongside a third bedroom which could be used as a study with a door that leads into the garden room, which is a great reception space with a view into the rear garden. From here there is a door into the utility room which is a great storage area with a door into the garden.

The front garden has a range of colour planted shrubs. The rear garden is laid mainly to lawn with a patio area which is enclosed via fencing with a wooden shed. At the side of the property there is off-road parking for 2 vehicles.



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 'blast.breathed.vans' 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 you will see the property on the right hand side.

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Porch

Hallway
With Airing Cupboard

Kitchen
9'5" x 7'11" (2.88m x 2.42m)

Living Room
16'0" x 10'11" (4.88m x 3.33m)

Shower Room
6'1" x 5'11" (1.87m x 1.81m)

Bedroom 1
10'10" x 8'11" (3.32m x 2.73m)

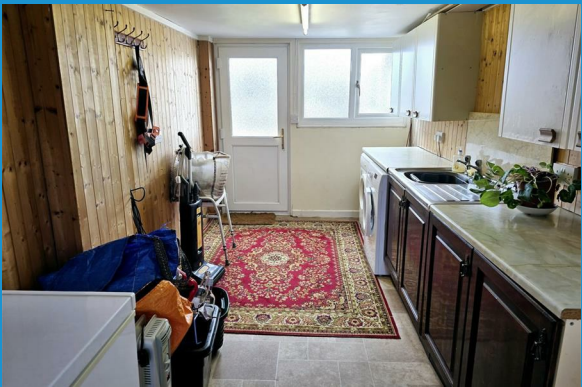
Bedroom 2
10'10" x 7'4" (3.31m x 2.26m)

Bedroom 3 / Study
7'4" x 6'8" (2.26m x 2.04m)

Sun Room
15'1" x 9'4" (4.60m x 2.86m)

Utility / Hobbies Room
17'3" x 7'8" (5.27m x 2.35m)

Services
Mains Electricity, Gas, Water and
Drainage
Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(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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