



Launceston | Cornwall



Town • Country • Coast



Affording STUNNING views over open countryside towards Dartmoor National Park is this extended detached bungalow. Found in good condition throughout there are 3 bedroom's and 2 bathrooms. The property has a generous garden, a large detached garage and driveway parking. NO CHAIN.

You step into a generous open plan triple aspect kitchen/dining room with a range of modern eye and base level units plus a central island and an AGA housed in a chimney breast. To one side, there is additional dining space or potentially a kitchen lounge area with vaulted ceiling, in front of a featured bay window. A further door opens into a useful utility room where there is an additional entrance to the premises. Both kitchen and utility room have underfloor heating and quality flooring with solid oak skirting. Off the kitchen are double doors into a separate sitting room with 2 large front aspect windows overlooking the lawn and views beyond. To the side of this room is an open fireplace ready for those winter evenings.

There is a hallway to the rear of the property where 3 bedrooms, family bathroom and WC all lead off. The master bedroom is also front aspect with a great view and has the added advantage of an ensuite shower room. Bedroom 2 is side aspect and is another double bedroom with an ensuite WC. Finally bedroom 3 is rear aspect and can be used as a small double or large single. The family bathroom has a tasteful matching white bathroom suite plus a separate glass shower cubicle.

The property overlooks well maintained gardens adjoining open countryside to 3 sides.. The front garden, laid predominantly to lawn with a paved patio area, enjoys a fantastic valley view and there is also a secluded, enclosed patio area to the rear of the bungalow with raised flower beds for easy maintenance. The large detached garage has an electric roller door and sits in front of a driveway, where there is room for several vehicles.



Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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 is PL15 9LD. From the town centre proceed under the Southgate Arch into Exeter Street. At the T junction turn left and drive down the hill and turn left at the roundabout. Proceed ahead toward Lifton and after a short distance take the first right hand lane signposted Higher Barmham. Follow this lane up the hill and the property will be seen on the right hand side.

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Entrance Hallway

Living Room

20'11" x 13'11" (6.40m x 4.25m)

Kitchen

23'3" x 15'7" (7.11m x 4.76m)

Dining Room

19'2" x 8'5" (5.86m x 2.58m)

Utility Room

8'5" x 8'1" (2.59m x 2.48m)

WC

5'8" x 3'2" (1.74m x 0.97m)

Bathroom

8'11" x 6'5" (2.74m x 1.97m)

Bedroom 1

13'10" x 9'3" (4.24m x 2.83m)

En-suite

9'7" x 2'10" (2.94m x 0.88m)

Bedroom 2

10'11" x 10'2" (3.33m x 3.10m)

En-suite / wc

5'2" x 3'0" (1.60m x 0.92m)

Bedroom 3

10'7" x 9'0" (3.25m x 2.75m)

Services

Mains Electricity and Water.

Private Drainage.

Oil Central Heating and

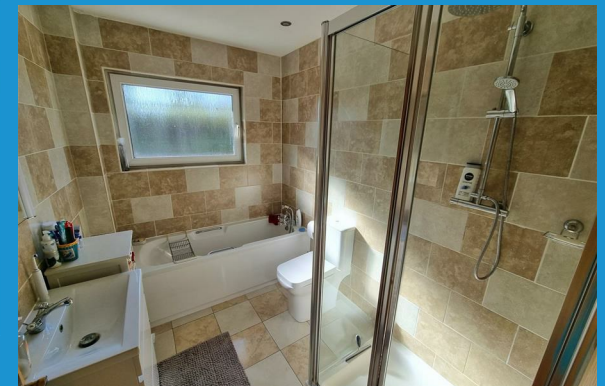
Underfloor Heating.

Council Tax Band D

Agents Note

The property has a vehicular and pedestrian right of way over the recently tarmacked lane shared with neighbouring properties.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

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