



Trevallyn Road
Launceston | Cornwall



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Located in a highly popular residential area and within walking distance of amenities is this semi detached 2 bedroom bungalow. The accommodation is well presented throughout and has an enclosed rear garden plus plenty of off road parking.

You step into a hallway with all the accommodation leading off. The front aspect sitting room is a great size and is centered around a fireplace housing an electric fire. The kitchen/dining room is rear aspect and has a range of modern eye and base level units plus space for a dining table to one corner. A side doors gives direct access out to the driveway.

The master bedroom enjoys a view over the garden and offers space for freestanding furniture.

Bedroom 2 is another front aspect double bedroom again providing ample space for furniture. Both bedrooms share use of the modern wet room with a matching suite.

The property is approached through gates onto a large tarmac driveway with parking for numerous vehicles. There is a pathway to the front door passing a well stocked flower border. The rear garden is fully enclosed to all sides and enjoys a Southerly position taking advantage of the day's sun. The garden is primarily laid to lawn with a range of mature shrubs. At the top of the garden is a detached garden shed which is also included within the sale. The property is in a popular area within comfortable walking distance to nearby Asda Express, doctors, retail park and school.



Situation

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 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 alongside the cities of Plymouth and Exeter in the other direction. 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 7HN. Exit Launceston using Western Road towards Pennygillam. Then at the traffic lights turn left into Woburn Road and follow this road passing the green area on your right. Turn left into Trevallyn Road the property will be seen on your right handside.

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Entrance Hallway

Living Room
12'5" max x 11'11" (3.81m max x 3.64m)

Kitchen / Dining Room
11'3" x 9'10" (3.43m x 3.01m)

Wet Room
7'10" x 5'2" (2.40m x 1.60m)

Bedroom 1
11'11" x 10'11" (3.64m x 3.34m)

Bedroom 2
11'10" x 9'11" (3.62m x 3.03m)

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	63	74
(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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