



**1 Dunheved Fields,  
Launceston, Cornwall, PL15 7HS**

Guide Price £342,500 Freehold







## A beautifully presented and successfully extended house in a most convenient location to all local amenities

- No Onward Chain
- 3 Bedrooms (1 En Suite)
- Family Bathroom & Cloakroom
  - Lounge & Conservatory
- Kitchen/Breakfast Room & Utility
- Garage & Ample Off Road Parking
  - Private Level Rear Garden
  - EPC E & Council Tax D

**SITUATION** Situated in a well-favoured residential area of Launceston with good access to the college, Coronation Park, leisure centre and doctors surgery. Further amenities in the town include shops, dentists', places of worship, veterinary surgery and supermarkets together with numerous sporting clubs and two testing 18 hole golf courses within 2-3 miles.

The vital A30 is nearby, linking the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport. The city port of Plymouth is 20 miles to the south with a deep water Marina and regular ferry crossings serving northern France and Spain.

The North and South Cornish coasts are 17 and 24 miles away respectively.



**DESCRIPTION** The property is presented in excellent decorative order throughout and has been successfully extended by the current vendors to provide an excellent family home. Built in 1963 of block and brick construction with more modern extensions and all main services connected.

The accommodation is illustrated on the floorplan and briefly comprises: entrance porch, door into hallway with cloakroom and stairs rising to the first floor. The lounge has a picture window to the rear aspect overlooking garden, door to the side, door into kitchen/breakfast room and electric fire with marble surround. The kitchen is L-shaped with a range of fitted base and wall units, breakfast bar, inset gas hob with extractor over, integral ovens and dishwasher. Door to utility room with appliance space for washing machine.





From the kitchen is a door into the attractive conservatory which has glazed doors opening onto the rear patio terrace.

Switchback stairs lead from the hall to the first floor which has a master bedroom with en suite shower room and views over rear garden, two further bedrooms with fitted wardrobes and a family bathroom comprising a corner bath, separate shower cubicle, sink and WC.

**OUTSIDE** The front is laid mainly to tarmac providing parking for several vehicles and access to the single garage with metal up and over door and courtesy door to the rear. Gated entrance and pathway leads to the front porch.



The rear enclosed garden is laid mainly to lawn with well defined hedge and fence boundaries, mature shrubs and specimen trees. There is an attractive paved patio area, ideal for al fresco dining, and a detached timber summer house.

**SERVICES** Mains water, drainage, gas and electricity. Double glazed throughout. Broadband connected. Council tax band D. Full EPC document available on request. Please note the agents have not inspected or tested these services.

**VIEWINGS** Strictly by prior appointment with the vendors appointed agents, David J Robinson Estate Agents and Auctioneers.

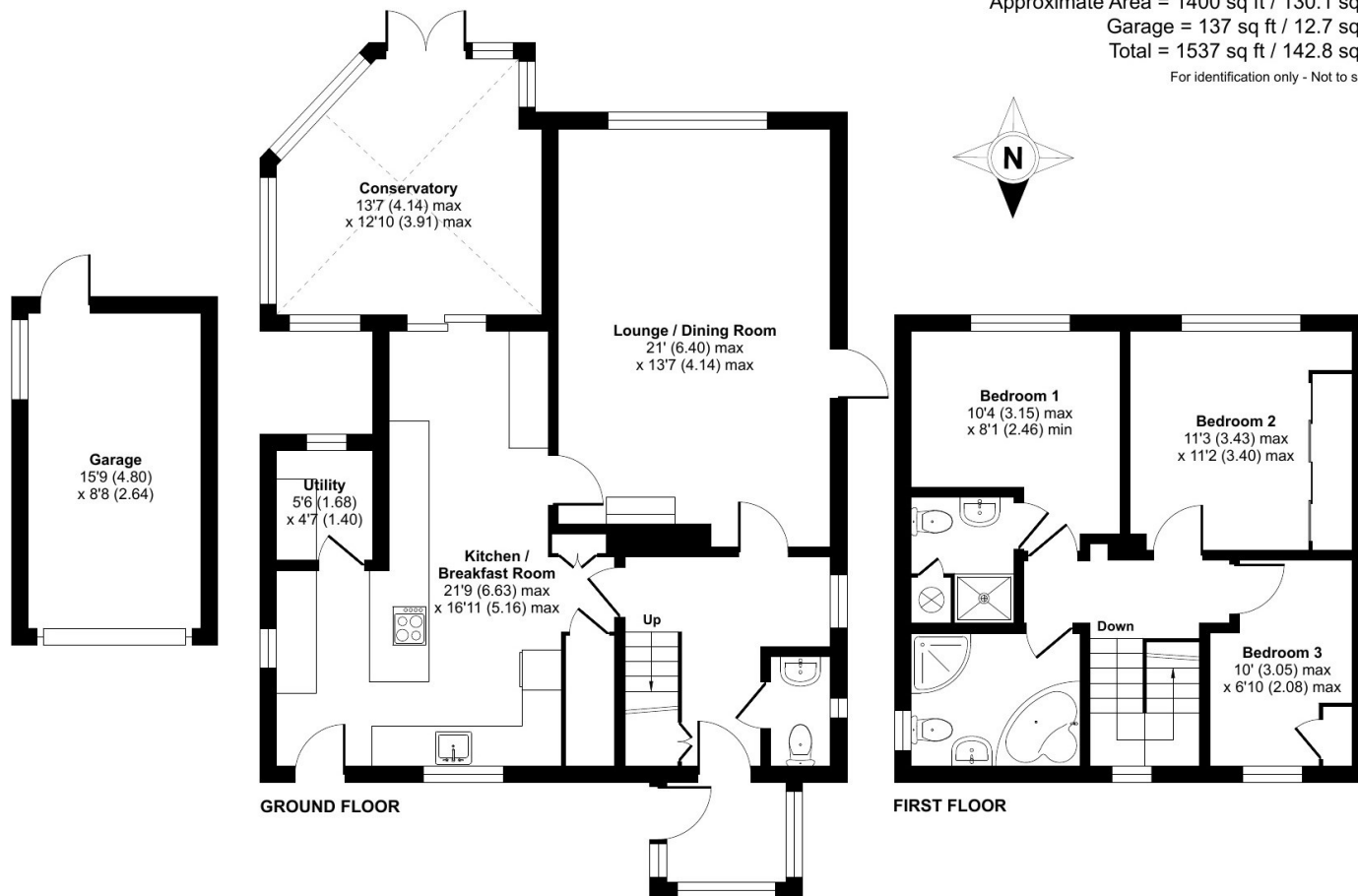
**DIRECTIONS** Leave Launceston town centre along Western Road and turn left into Hendra Vale, immediately before the Asda garage. Follow this road to the top and at the T-junction, turn left. The entrance to the property can be found a short distance along on the right hand side, easily identified by the for sale board.

Sat Nav: PL15 7HS

What3Words: ///butternut.lovely.daylight



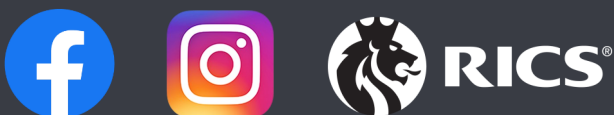
Approximate Area = 1400 sq ft / 130.1 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Total = 1537 sq ft / 142.8 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1094542

For more information or to arrange a viewing, please contact us:

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