



**10 Well Meadow, Egloskerry,
Launceston, Cornwall, PL15 8SS**

Guide Price £335,000 Freehold





A beautifully presented, link-detached bungalow in popular cul de sac location, in the heart of a well favoured village

- 3 Bedrooms
- Lounge
- Contemporary Kitchen
- Utility Room & Cloakroom
 - Bathroom
 - Integral Garage
- Attractive Gardens Overlooking Farmland
 - EPC E & Council Tax C

SITUATION The property is situated on the fringes of Egloskerry, a popular village with primary school and thriving village hall.

The village has a twice daily bus service to Launceston which is only 4 miles distant with a range of supermarkets, doctors, dentists and veterinary surgeries, further educational facilities and 2 testing 18 hole golf courses nearby.

At either Launceston or Kennards House there is access to the A30 trunk road which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway, a mainline railway station serving London Paddington, and an international Airport. The property lies some 13 miles from the majestic North Cornish coast with its wide range of sandy beaches and cliff walks.

DESCRIPTION A most appealing link-detached bungalow presented in excellent decorative order throughout. The comfortable accommodation is clearly illustrated on the floorplan and briefly comprises: entrance hall which leads into the lounge with a contemporary woodburner set on slate hearth, an opening into the kitchen and doors leading to a patio terrace.

The kitchen comprises a range of base and wall units with oak worktops and tiled splashbacks, inset stainless steel sink with single drainer, integral dishwasher, inset 4 ring ceramic hob with extractor unit over, built-in microwave and oven with pan storage above and below, breakfast bar with stool recess beneath, appliance space for fridge/freezer. Door into pantry with storage cupboard and wall mounted LPG boiler for central heating and hot water.



From the lounge a door leads into utility room with access to rear garden, plumbing and space for washing machine and a door into cloakroom with low flush WC and pedestal wash hand basin. There is a further door with step down into integral garage with metal up and over door power and light connected.

From the inner hallway access to loft space, storage cupboard and the 3 bedrooms, with bedrooms 1 and 2 both having freestanding wardrobes.

OUTSIDE To the front of the property is a driveway with parking for 2 vehicles and leading to the integral garage.

The rear garden is a most delightful feature of the property, laid mainly to lawn with well defined hedge and fence boundaries adjoining open farmland. A raised paved patio terrace is ideal for al-fresco dining and enjoying the country views. The gardens are attractively planted for colour and interest throughout the year with the addition of raised vegetable beds, a useful timber shed and a wood store.

SERVICES Mains water, mains drainage and mains electricity. Bulk gas fired central heating. Double glazed throughout. Council tax band C. Full EPC available on request. Broadband connected: FTTP. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested services.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents and Auctioneers.

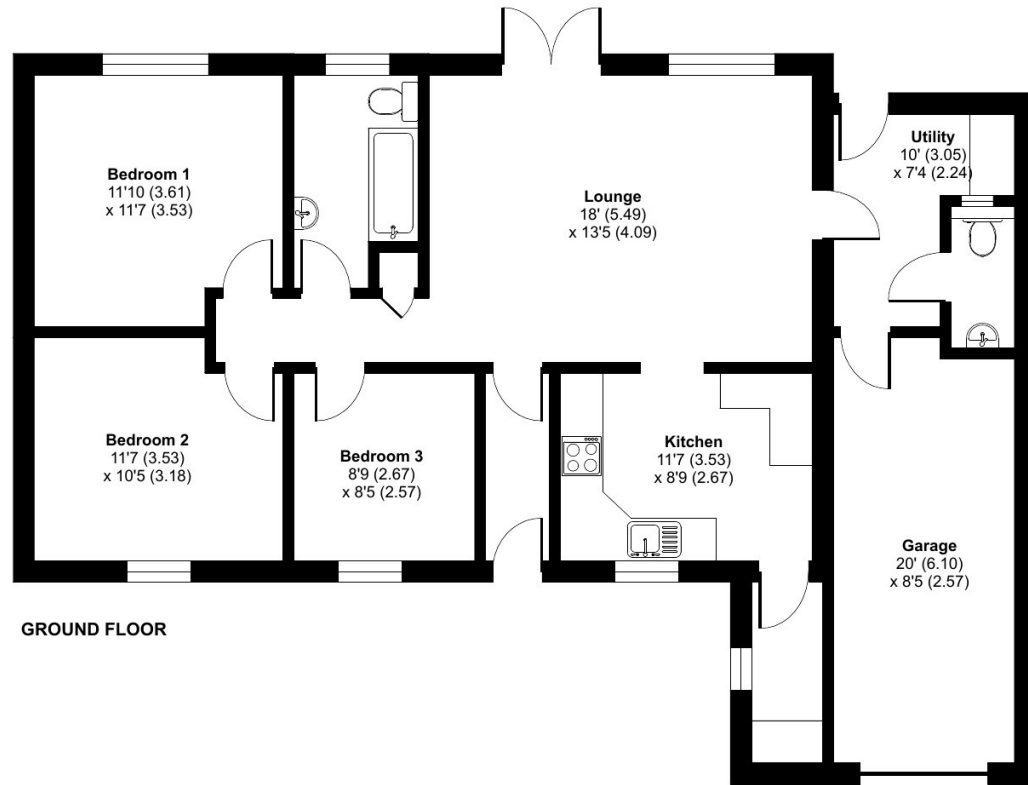
DIRECTIONS

Sat Nav: PL15 8SS

What3Words:///rocked.clutches.suiting

Approximate Area = 1154 sq ft / 107.2 sq m (Includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1136792



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

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