



**12 Mount Wise, Launceston,
Cornwall, PL15 9AT**

Guide Price £235,000 Freehold





A well presented semi-detached bungalow in a convenient cul-de-sac close to town amenities

- No Onward Chain
 - 2 Bedrooms
- Lounge & Dining Room
- Kitchen & Utility Room
 - Bathroom
- Enclosed Rear Garden
 - Off Road Parking
- EPC C & Council Tax B

SITUATION Enjoying a convenient location with a walking distance of 300m to Launceston town centre and 100m to Coronation Park. Launceston town has a wide variety of amenities including supermarkets, doctors, dentists and veterinary surgeries, together with educational facilities, numerous sporting and social clubs and 2 testing 18-hole golf courses. Windmill Primary School is less than 300m.

The A30 is less than a mile away and links the Cathedral cities of Truro and Exeter. Exeter has a mainline railway station serving London Paddington, access to the M5 motorway network and an international airport. The City port of Plymouth is 26 miles to the south with regular ferry services to northern France and Spain.

DESCRIPTION Presented in good decorative order throughout, this 1930s block cavity and

slate tiled semi-detached bungalow has been in the current owner's family since it was built. The property has been subject to some modernisation including updated kitchen, bathroom, double glazing throughout and installation of solar panels.

The accommodation is clearly illustrated on the floorplan and briefly comprises: step up to covered storm porch and part glazed entrance door to hallway with access to loft space. From the hallway, door to dining room with feature stone fireplace and bay window and door to lounge with a bay window. Both reception rooms enjoy views to Dartmoor.

The kitchen has a range of base and wall units with rolled edge laminated work surfaces, inset stainless steel sink with mixer tap, inset 4-ring ceramic hob and electric oven under, plumbing



and appliance space for washing machine. Steps down to rear porch/utility room with further appliance space and a glazed door to the rear garden.

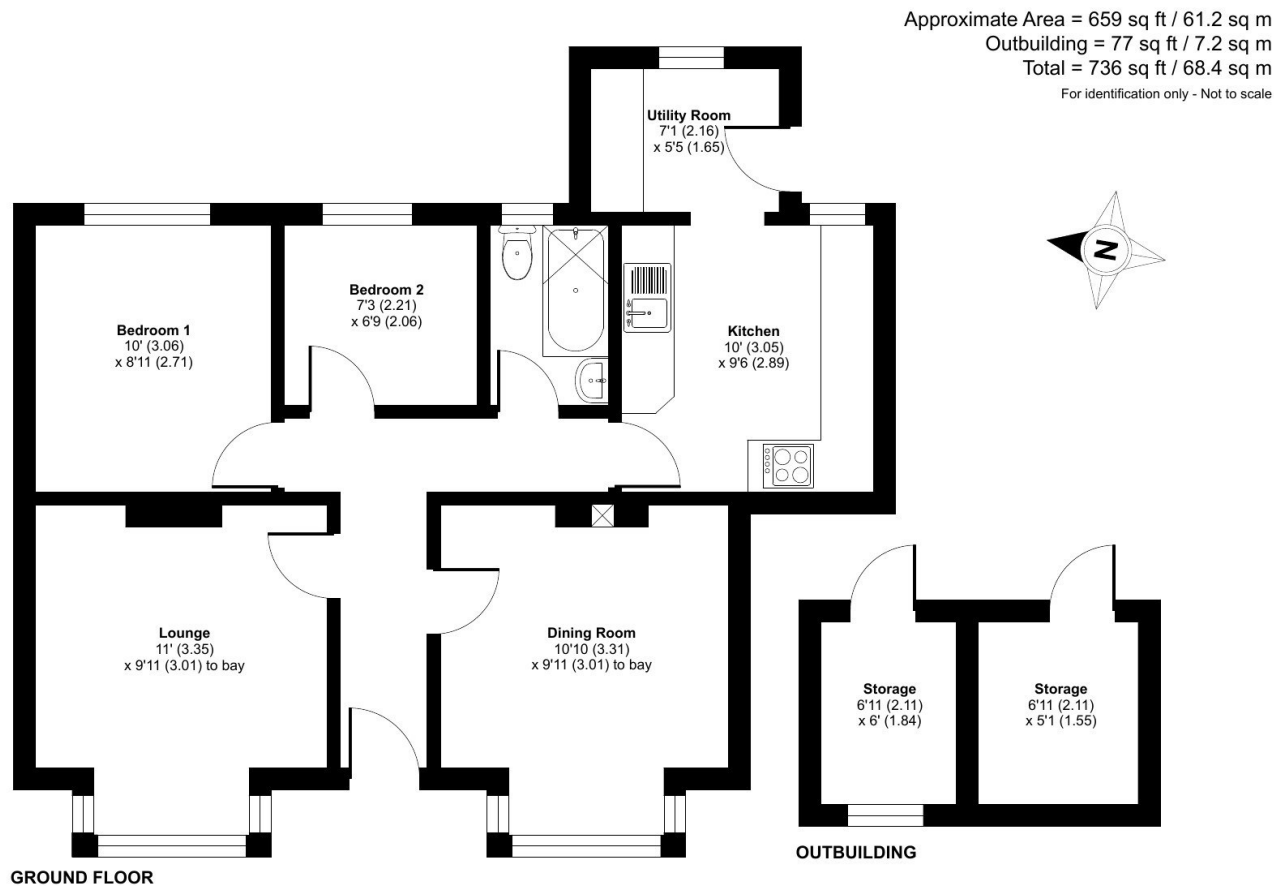
Further doors from the hallway lead to two bedrooms, both with views to the rear garden, and a family bathroom with panel enclosed bath, electric shower over, low flush WC and handwash basin.

OUTSIDE To the front is off road parking for one vehicle. A concrete path to the side leads to the enclosed rear garden which is mainly laid to lawn with well-defined hedge and wall boundaries. There is a useful detached block-built storage shed.

SERVICES Mains water, drainage and electricity. Double glazed throughout. Cavity wall insulation. Solar panels and electric heating installed December 2024. Council Tax Band B. Full EPC document available on request. For mobile phone and broadband coverage please visit Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the vendors appointed Agents DJR Estate Agents and Auctioneers.

DIRECTIONS
Sat Nav : PL15 9AT
What 3 Words: ///grips.tightrope.grips



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1258546

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

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