



**Woodland View, Tregadillett,
Launceston, Cornwall, PL15 7EX**

Guide Price £395,000 Freehold





An appealing and well-presented dormer bungalow in the heart of a popular village

- 3 Bedrooms
- Extended Lounge/Dining Room
- Kitchen
- Shower Room & Bathroom
- Garden Office
- Attractive Gardens
- Range of Outbuildings
- EPC D & Council Tax D

SITUATION Situated in the heart of Tregadillett with its thriving community spirit, popular traditional village pub the Eliot Arms, primary school, village hall and church as well as Trethorne Golf Club and Family Farm Park less than 2 miles distant. There is easy access to the vital A30 trunk road which links 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 former market town of Launceston is less than 3 miles from the village with supermarkets, doctors, dentist and veterinary surgeries together with further education facilities, a leisure centre and 18-hole golf course.

DESCRIPTION A block cavity dormer bungalow built in the 1960s with an interlocking tiled roof, presented in excellent decorative order throughout. Set within most attractive gardens, it has been

subject to considerable expenditure and improvement by the current vendors over the last 25 years.

The accommodation is illustrated on the floorplan and briefly comprises: storm porch with part-glazed entrance door and side casement windows into entrance hall with wood-effect laminate floor, stairs rising to first floor and understairs storage cupboard. Door into the snug with feature fireplace housing a multi-fuel burner set on tiled hearth, display alcove to the side and opening into the living/dining area with views over the front garden. Door into kitchen with a range of base and wall mounted units with roll-edged laminate work surfaces and tiled splashbacks, inset 4-ring ceramic hob with extractor unit over, electric double oven with pan storage above and below, inset 1 ½ bowl sink with mixer taps, appliance space for washing machine and fridge. Pair of useful pantry cupboards, linen cupboard with slatted shelves,



sliding door into entrance hall and opening into the boiler room with base-level oil-fired boiler for central heating and hot water and door to the side of the property.

From the hallway doors to bedroom 3/hobbies room which is double aspect with wood-effect laminate flooring and shower room with low flush WC with built in cupboard above, corner shower cubicle and vanity wash hand basin.

To the first floor there are 2 further bedrooms, both with built-in cupboards and a bathroom with a suite comprising of a panel enclosed bath, low flush WC and wash hand basin.

OUTSIDE To the front, a pair of wooden gates open onto the parking area for several vehicles with

tarmac driveway offering additional parking for further vehicles. The front gardens are a stunning feature of the property with specimen shrubs and trees providing a mass of colour throughout the year. There are various seating areas and an attractive timber **garden office** 11'6" (3.50m) x 7'6" (2.29m) with double glazed windows, power and light connected and internet (via booster) and external verandah.

To the rear of the property there is a most useful range of outbuildings which provide ample storage and a **workshop** 18'11" (5.76m) x 8'3" (2.52m) with a canopy area to the side.

There is an attractive patio terrace which is ideal for al fresco dining, flower beds, greenhouse and well-defined hedge and fence boundaries providing privacy and seclusion. Outside tap.

SERVICES Mains water and electricity. Private drainage (septic tank). Double glazed throughout. Oil fired central heating. Council tax band D. Full EPC documentation available on request. Broadband: FTTC. Mobile phone coverage: please visit the Ofcom website. Please note the agents have not inspected or tested these services.

VIEWINGS Strictly by prior appointment with the Vendor's appointed Agents, DJR Estate Agents & Auctioneers.

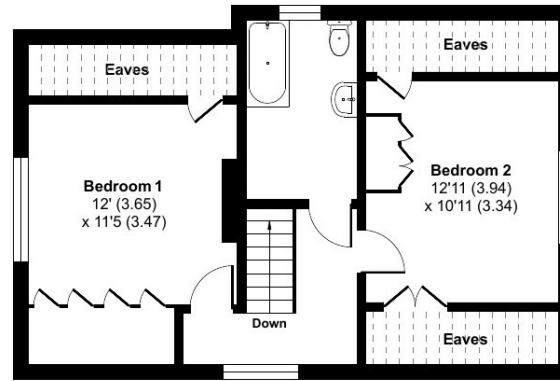
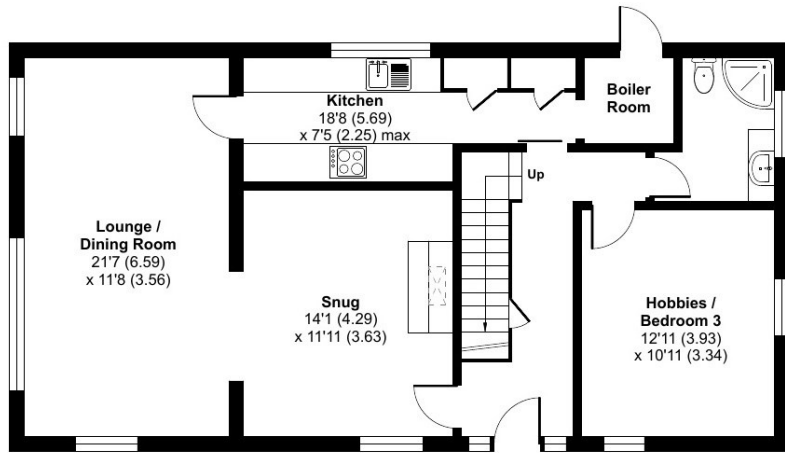
DIRECTIONS

Sat Nav: PL15 7EX

What3Words: ///washroom.airliners.cult

Approximate Area = 1373 sq ft / 127.6 sq m
 Limited Use Area(s) = 121 sq ft / 11.2 sq m
 Outbuilding = 444 sq ft / 41.2 sq m
 Total = 1938 sq ft / 180 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1335938

Denotes restricted head height



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

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