



Dennis Gardens

Tregadillett | Launceston | Cornwall



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Located in a popular village location is this terraced bungalow offering flexible accommodation. The property has been refurbished throughout to include a generous sitting room and a fantastic rear aspect kitchen/dining room.

You approach the property into a porch with a door into the sitting room. This reception room has a large picture window overlooking the front garden. The sitting room is a light and airy space perfect to relax in. There are double doors opening into the rear aspect kitchen/dining room overlooking the garden. There is a range of 2 tone eye and base level units plus ample space for a family dining table. There is a built-in Bosch double oven, built-in fridge-freezer and a ceramic hob.

A door from the sitting room leads into a front aspect double bedroom. A sliding door opens into the large dressing room which could also double up as an occasional double bedroom. The shower room is rear aspect with a matching 3 piece suite including a good size shower enclosure.

The front garden is mainly laid to lawn with a pleasant view in the distance. The rear garden is completely enclosed, ideal for children and pets. There is a rear pedestrian gate for external access to the garden. Adjoining the kitchen is a patio area which is perfect for enjoying the view over the garden. From here, steps lead up to an area of lawn and a further patio area, well stocked flower borders and a small wildlife pond. Within a very short walk of the property is a single garage with an off road parking space in front. There is also unrestricted on road parking in front of the property.



Situation

The village of Tregadillett lies approximately three miles to the West of Launceston and boasts a range of amenities including a Public House/Restaurant, Primary School and a Place of Worship. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

Directions

The postcode to the property is PL15 7HD. From Launceston, take the A30 Bodmin road, and take the first exit for Tregadillett; head down to the mini roundabout and bear right heading under the A30; follow the road until you reach the village of Tregadillett. Take the right-hand turning just past 'The Eliot Arms' where the property will be seen on your right hand side.

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Entrance Porch
4'9" x 2'11" (1.47m x 0.90m)

Sitting Room
18'8" x 10'5" (5.71m x 3.18m)

Kitchen / Dining Room
14'2" x 10'11" x (4.32m x 3.33m x)

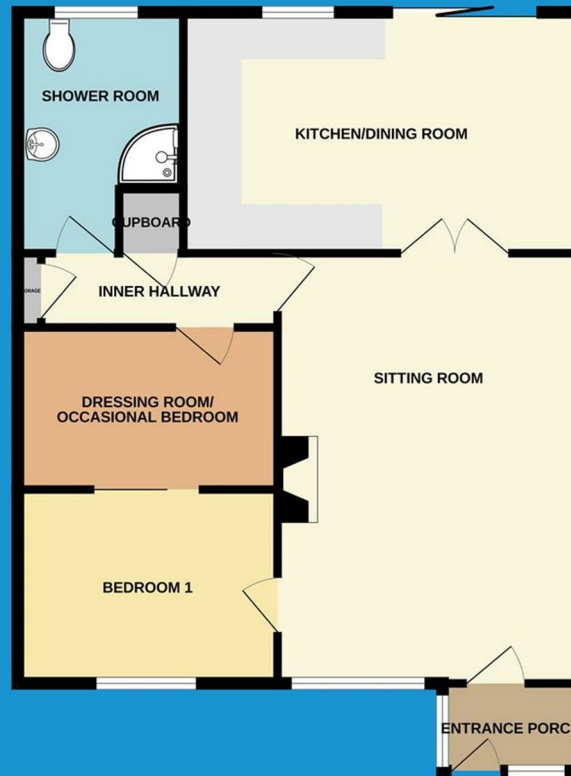
Bedroom 1
8'9" x 8'6" (2.67m x 2.61m)

Dressing Room & Occasional Bedroom
9'0" x 6'11" (2.75m x 2.13m)

Shower Room
10'11" x 5'0" (3.33m x 1.54m)

Single Garage

Services
Mains Electricity, Water & Drainage.
Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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