



**20 Church Lea,
Launceston, Cornwall, PL15 7HE**

Guide Price £349,950 Freehold





Remarkably spacious bungalow with south facing views to Launceston Castle in popular residential road.

- 3 Bedrooms (1 En Suite)
- Family Shower Room
- Kitchen/Breakfast Room
 - Dining Room
- Lounge with Attractive Views
 - Integral Garage
- Enclosed Rear Garden
- EPC D & Council Tax E

SITUATION Enjoying a south-facing location with views towards Launceston Castle and within good access to local amenities at Newport, including a public house, petrol station and general store.

Launceston itself offers an extensive range of facilities such as cafés, supermarkets, medical services (doctors, dentists, and veterinary clinics) and schools. For leisure, there are sports clubs, gyms, swimming pool and a challenging 18-hole golf course nearby.

The A30 is less than 2 miles away, providing excellent transport links to the Cathedral cities of Truro and Exeter. Exeter offers further connectivity via the M5 motorway, a mainline railway station with direct services to London Paddington, and an international airport.

DESCRIPTION A most impressive home, built in the 1990s of block construction beneath interlocking tiled roof. The split-level accommodation is clearly illustrated on the floorplan and comprises: storm porch with part glazed door into the entrance hall. The kitchen/breakfast room has a range of base and wall mounted units with rolled edge laminated work surfaces and tiled splashbacks. Inset 1½ stainless steel sink with mixer taps and single drainer, 4 ring gas hob with extractor over and electric oven under, space and plumbing for washing machine, space for tumble dryer and base level fridge.

Door into integral garage with roller door, courtesy door to rear garden and wall mounted mains gas fired boiler for central heating and hot water.



From the entrance hall steps down into the double aspect lounge with views overlooking the front garden with farmland beyond and a fireplace housing a coal effect gas fire. Steps up to the dining room (which can also be accessed from the hallway) with patio doors on to the rear patio terrace.

From the lounge archway into inner hallway with linen cupboard and doors to bedroom 2 and 3, both being double aspect and one with floor to ceiling mirror fronted wardrobes.

Steps up to half landing with access to a shower room and bedroom 1, which has window to rear the aspect overlooking the garden and door into en suite bathroom comprising of panel enclosed

bath with mixer taps and shower attachment, glass shower screen, pedestal wash hand basin and low flush WC.

OUTSIDE To the front of the property is an attractive garden with mature shrubs and trees and gravelled paths. The driveway provides parking for two vehicles and leads to the integral garage.

Each side of the property is a pathway leading to a pedestrian gate giving access to the rear garden. The garden has a paved patio area, ideal for al fresco dining, with steps up to a lawned area with well-defined boundaries and a decked seating area enjoying views over to Launceston Castle. Outside tap.

SERVICES All main services are connected. Double glazed throughout. Mains gas fired central heating. Council Tax band E. Full EPC available on request. For broadband and mobile phone coverage please visit Ofcom website. Please note the agents have not inspected or tested these services.

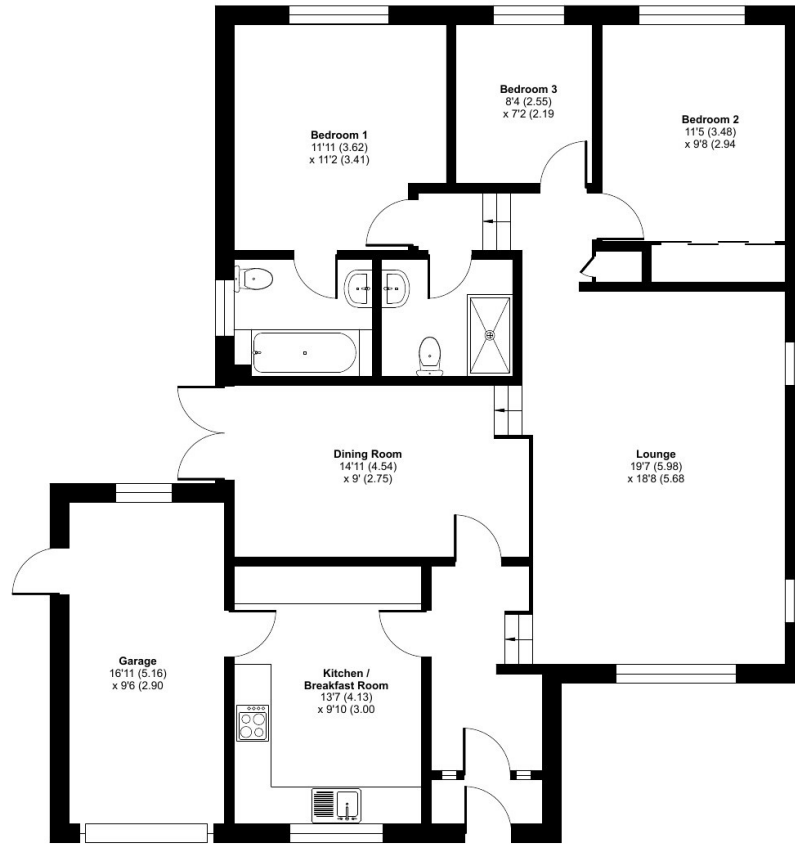
VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS

Sat Nav: PL15 8QZ

What3Words: ///triangle.splinters.browsers





Approximate Area = 1113 sq ft / 103.4 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1252 sq ft / 116.3 sq m
 For identification only - Not to scale

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhocom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1437552



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

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