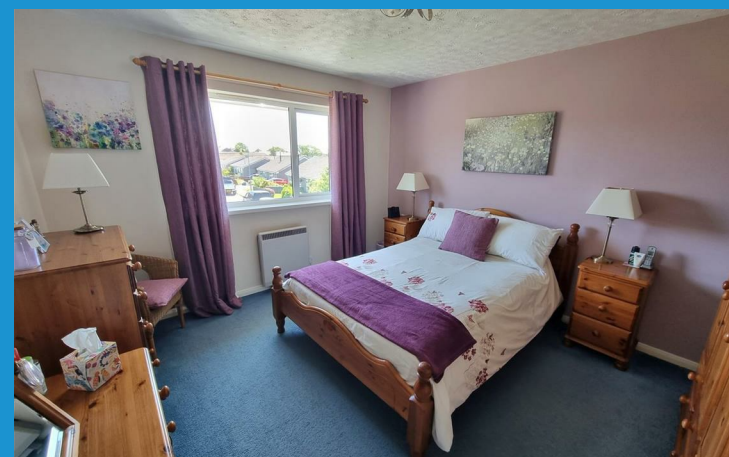




42 Tor View
Tregadillett | Launceston



Town • Country • Coast



Spacious extended end of terrace home offering 5 bedrooms (4 doubles and 1 single) plus plenty of reception space. The property has landscaped gardens to the front and rear plus off road parking and a single garage.

You step into a hallway with ground floor cloakroom and stairs to the first floor. To one side is a generous front aspect sitting room with plenty of space for furniture. To the far side of the staircase is a separate front aspect dining room that adjoins the rear aspect kitchen with a range of eye and base level units. There is also a large utility room offering plenty of storage space and room for white goods. A further door leads out to the rear garden and lawn.

On the first floor are 5 bedrooms (4 doubles and 1 single) plus a family bathroom. The master bedroom is front aspect with a built in wardrobes to one side. All of the bedrooms share the family bathroom which has a matching 3 piece suite including a shower over the bath.

The property is found at the end of a quiet cul de sac. To one side of the property is a private off road parking space beyond which is a single garage with a further parking space. Directly in front of the property is a level area of lawn enclosed with hedges. The rear garden is also fully enclosed, perfect for children and pets. The garden has an area of lawn with plenty of space for pot plants and alike. To the far corner is a beautiful covered outside seating area.



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 7HB. 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', taking the next right into Dennis Gardens, at the T-Junction take the left turning into Tor View. The property will be found at the end of the cul de sac.

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Entrance Porch
6'5" x 3'10" (1.96m x 1.17m)

WC
5'10" x 3'1" (1.79m x 0.95m)

Hallway

Sitting Room
17'4" x 11'10" (5.22m x 3.61m)

Dining Room
14'9" x 13'9" (4.51m x 4.21m)

Kitchen / Breakfast Room
11'5" x 10'8" (3.50m x 3.26m)

Utility Room
15'2" x 7'4" (4.64m x 2.26m)

First Floor

Bedroom 1
12'11" x 11'5" (3.95m x 3.50m)

Bedroom 2
12'7" x 8'7" (3.85m x 2.63m)

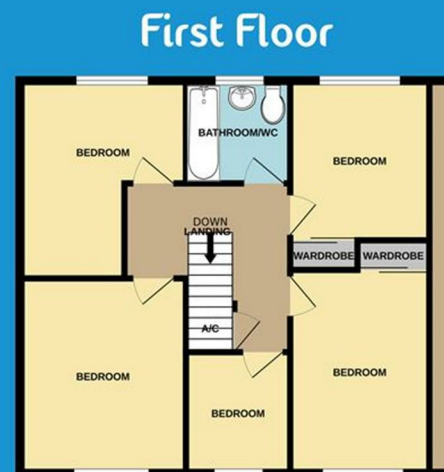
Bedroom 3
10'7" x 8'4" (3.24m x 2.56m)

Bedroom 4
11'6" x 11'6" (3.51m x 3.51m)
3.51m narrows to 2.51m
3.51m narrows to 1.84m

Bedroom 5
7'7" x 6'2" (2.32m x 1.90m)

Bathroom
6'6" x 6'5" (2.00m x 1.98m)

Services
Mains Electricity, Water and
Drainage
Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	74
England & Wales		
	EU Directive 2002/91/EC	

AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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