



**Apples, Boyton,
Launceston, Cornwall, PL15 9RF**

Guide Price £319,950 Freehold





Well presented bungalow in heart of sought after village with distant views to Dartmoor

- 2 Bedrooms
- Kitchen/Dining Room
- Spacious Lounge
- Bathroom
- Enclosed Lawned Garden
- Large Detached Garage
- Ample Off Road Parking
- EPC C & Council Tax C

SITUATION Boyton is a well-respected village offering a thriving community spirit with its parish hall, church and primary school yet is located less than 6 miles from the former market town of Launceston which offers a wide variety of amenities including supermarkets, doctors, dentist and veterinary surgeries, together with educational facilities, numerous sporting clubs and two testing 18-hole golf courses.

The A30 is less than 2 miles away, providing excellent transport links to the Cathedral cities of Truro and Exeter. The city port of Plymouth is 21 miles away with regular ferry crossings to northern France and Spain.

DESCRIPTION A modern detached block-built bungalow built in 2010 and has been the cherished home of the current vendors for the last 8 years.

The property will be found in excellent decorative order throughout and the accommodation is clearly illustrated on the floorplan and briefly comprises: uPVC stable door into entrance hall with part tiled floor, access to part boarded loft, utility area with space for tumble dryer, spacious store cupboard and door into large cloak cupboard.

The lounge is double aspect with a window to the front overlooking the garden and enjoying distant views to Dartmoor and sliding patio door to the rear courtyard, which runs the length of the property.

The kitchen/dining room has a range of base and wall mounted units with roll edge laminated work surfaces over and tiled splashbacks. Inset 1½ bowl stainless steel sink with single drainer, inset 4-ring ceramic hob with extractor over and electric oven under, built-in microwave with pan storage above and below.



Space and plumbing for washing machine and dishwasher, space for upright fridge/freezer and art glazed door to the rear of the property.

From the hallway door into the bathroom with a suite comprising of a panel enclosed sculpted bath with shower screen and thermostatically controlled shower over, low flush WC, vanity wash hand basin, airing cupboard with slatted shelves, fully tiled walls and heated towel rail.

Bedroom 1 has a window to the front aspect enjoying views over the garden with large wardrobe recess and bedroom 2 has a window to the rear aspect.

OUTSIDE From the parish road, a 5-bar gate opens onto an extensive tarmac driveway with ample parking for several vehicles. This leads to a detached double garage with concrete flooring, power and lighting connected, boarded loft, and a courtesy door to the garden. An internal timber partition wall cleverly divides the space to create a home office or studio.

The garden is laid mainly to lawn with well-defined hedge and fence boundaries, and a feature decked patio terrace, ideal for al fresco dining, along with a timber shed and outside tap. To the rear there is a fully fenced, dog-proof courtyard garden running the length of the property.



SERVICES Mains water, drainage and electricity. Bulk oil-fired central heating. Double glazed windows throughout. Council tax band C. Full EPC documentation available on request. Broadband: FTTP. For 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 vendors appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS

Sat Nav: PL15 9RF

What3Words:///consoled.engage.sensibly
(entrance driveway)

Approximate Area = 891 sq ft / 82.8 sq m
 Garage = 333 sq ft / 30.9 sq m
 Total = 1224 sq ft / 113.7 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). © nichecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1511656



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

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



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