



11 Hollies Road  
Launceston | Cornwall



Town • Country • Coast



Enjoying a quiet cul de sac position with views, is this extended detached bungalow. Offering well planned accommodation including a large kitchen/dining/family room, a separate sitting room and 3 bedrooms. Stunning landscaped gardens, single garage and driveway parking.

You step into a welcoming hallway with doors to all accommodation. The dual aspect sitting room is a fantastic size with a large picture window overlooking the front garden with views towards the Kensey Valley beyond. To one side is a fireplace which is currently blocked and not in use.

The kitchen/dining/family room is a fantastic size with plenty of space for a family dining table and sofa. The kitchen area has a range of modern eye and base level units together with integrated appliances. From here a door leads you through into the useful utility room with further doors into the garden and Bedroom 3.

There are 3 bedrooms in total, all of which are double rooms. The main bedroom is a particularly generous size with plenty of space for freestanding wardrobes and a king size bed. A door leads into the "Jack and Jill" en suite shower room. Bedrooms 2 & 3 both enjoy a lovely view over the rear garden. The family shower room is side aspect with a refitted shower suite including a double shower enclosure.

The property is approached off a quiet cul de sac onto a driveway for 2/3 vehicles in tandem. Beyond here is a single attached garage. In front of the property is an area of lawn enclosed by a mature hedge. To the rear of the property is a lovingly landscaped rear garden with 2 areas of lawn flanked by well stocked flower borders. The garden has a small vegetable patch. There are paths down either side of the property.



### Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Foodhall and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode to the property is PL15 8HB. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the road, taking the left hand turning for Underhays lane, then taking the next left hand turning for Hollies Road. Follow the road down and take the right and then right again and the property will be seen on your right and side.

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## Entrance Hallway

## Living Room

21'11" x 11'10" (6.69m x 3.63m )

## Kitchen / Dining Area / Family Room

24'10" x 10'11" (7.57m x 3.33m )

## Utility Room

11'3" max x 9'3" (3.43m max x 2.83m )

## Jack & Jill En-Suite

6'5" x 5'10" (1.97m x 1.79m )

## Bedroom 1

14'11" x 11'6" (4.55m x 3.53m )

## Bedroom 2

11'5" x 9'10" (3.49m x 3.02m )

## Bedroom 3

11'3" x 6'7" (3.45m x 2.03m )

## Shower Room

7'11" x 5'4" (2.42m x 1.64m )

## Garage

## Services

Mains Electricity, Gas, Water and Drainage

Council Tax Band D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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