



3 Taladwr

Boyton | Launceston | Cornwall



Town • Country • Coast



Nearing completion is this stunning 3 double bedroom (1 en suite) dormer bungalow. Affording some unrestricted rural views to the rear this property warrants an internal viewing to appreciate its position. The property is only 1 of 3 being built by a local reputable builder with a high standard of finish.

At this stage the property offers a purchaser the ability to choose their individual finishes including kitchen style, tiles, doors, appliances etc in conjunction with the builder. You step into a hallway with a staircase rising to the first floor. Ahead is the generous size sitting room with a window and sliding doors opening out to the balcony area which has a superb view of the nearby countryside. The kitchen/dining room is dual aspect. The kitchen area will have a range of modern and contemporary units with a range of integrated appliances (to be confirmed). It's anticipated the kitchen will have a pull out larder cupboard with soft close doors and drawers. The appliances will be a 4 ring hob top with an extractor, oven/grill and dishwasher.

The dining area is a good size offering plenty of space for a table and chairs. Leading off here is a utility room, shower room and door to the integral single garage. Also on the ground floor are 2 double bedrooms each with built in storage both of which will share a family bathroom.

Stairs from the hallway take you up to the main dual aspect bedroom which enjoys a wonderful view over the garden and adjoining fields to countryside beyond. Leading off the bedroom is an en suite shower room.

In front of the property is a brick paved driveway offering ample off road parking. Opposite the property is an additional parking space and lawn. To the rear of the property is an enclosed garden adjoining open countryside. The garden is laid to lawn with a balcony area leading off the sitting room with steps into the garden.



Situation

Boyton that is approximately 6 miles from the market town of Launceston and offers a Parish Hall, Primary School and Methodist Church. 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 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 alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food 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 9RF. From Launceston exit the town through Newport and up St. Stephens Hill using the B3254. Follow this road through the villages of Yeolmbridge and Ladycross. At Ladycross, turn right, signposted 'Boyton' follow this road for approximately 2.5 miles. As you enter the village the property will be seen on your left hand side.

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Entrance Hallway

Living Room
15'11" x 11'11" (4.87m x 3.65m)

Kitchen & Dining Room
22'11" x 10'8" (7.01m x 3.27m)

Utility Room

Shower Room

Bedroom 2
15'1" x 10'9" (4.60m x 3.28m)

Bedroom 3
11'2" x 10'9" (3.42m x 3.28m)

Bathroom
7'4" x 5'10" (2.24m x 1.79m)

First Floor

Bedroom 1
16'3" x 15'11" (4.97m x 4.87m)

En-suite
6'10" x 5'4" (2.09m x 1.64m)

Services

- Mains Electricity, Water and Private Drainage.
- Air Source Heat Pump
- Property owned solar panels
- Underfloor Heating Downstairs with remote smart system.
- Council Tax Band D (assumed)

AGENTS NOTE

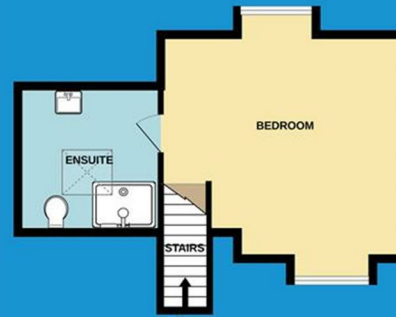
The description is an off 2026 and the developer during the course of the build might vary the level of finish.

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	

Ground Floor



First Floor



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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