



Dunheved Fields
Launceston | Cornwall



Town • Country • Coast



A spacious 2 bedroom detached bungalow situated in a sought after location on Dunheved Fields, offering good level access to the Town Centre and amenities. The property offers generous room proportions with an impressive open living room, open-plan kitchen and breakfast room and 2 double bedrooms. The property has a good plot which includes driveway parking, a garage and gardens at the front, side and rear.

The property is in need of updating although allows a potential buyer to come in and put their stamp on the property. The accommodation includes an entrance porch, hallway with an airing cupboard and doors to the rooms. The property has light and airy accommodation with spacious picture windows. The kitchen and breakfast room is a good size, dual aspect room with a storage cupboard and larder. There is a spacious living room with a fireplace, bay window at the front and patio doors to the garden at the side.

Both bedrooms are dual aspect and feature fitted wardrobes. There is a bathroom alongside a separate cloakroom and WC. There is gated access to the driveway providing parking and the garage at the side. There is gravel to the front with gated access to the patio at the side. The rear garden is enclosed and laid to lawn with a door into the side of the garage. The property is offered for sale with no onward chain.



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 1 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, 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 and Costa. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 7HS.

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Porch

Hallway

Kitchen

14'6" x 9'4" (4.44m x 2.86m)

Living Room

18'6" x 16'10" (5.65m x 5.14m)
5.65m narrows to 4.72m

Shower Room

7'5" x 6'11" (2.27m x 2.11m)
Plus Door Recess

Cloakroom

9'5" x 3'6" (2.88m x 1.07m)

Bedroom 1

15'0" x 10'8" (4.58m x 3.26m)
4.58m narrows to 3.93m

Bedroom 2

17'5" x 11'3" (5.31m x 3.43)
5.31m narrows to 4.65m

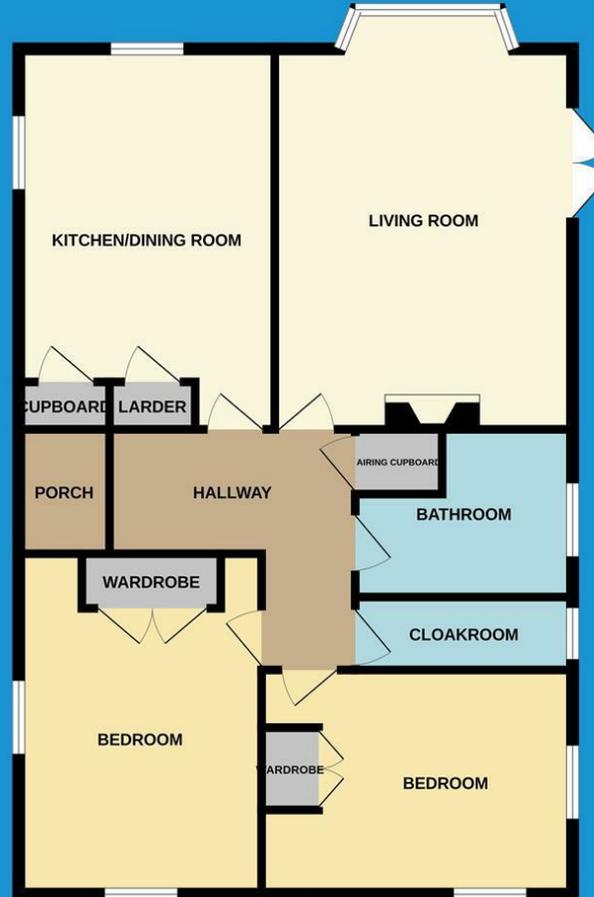
Services

Mains Electricity, Gas, Water and Drainage
Council Tax Band C

Agent Note

The property has got Spray Foam Insulation in the loft.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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