



11 Crockers Way

St. Giles-On-The-Heath | Launceston



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A deceptively spacious and extended 3 bedroom semi-detached bungalow situated in a cul-de-sac setting in this popular village location. The property features driveway parking at the side leading to a single garage with an enclosed garden at the rear.

You enter the property via a side door leading into a hallway, where there are 2 useful storage cupboards. The accommodation includes 3 bedrooms alongside a spacious living room with a bay window at the front of the property. There is a kitchen with a range of wall and base units and space for appliances. There is a well appointed bathroom alongside a garden room at the rear which has double doors leading into the garden.

The property is approached via the driveway which is at the side, with off-road parking for 2 vehicles and the single garage. There is gated access to the garden at the rear which has a lawned area alongside a patio and a couple of sheds/workshops. The garden is enclosed and offers good privacy.

The property is set in a popular village location with a well regarded Primary School alongside a Public House and there is no onward chain.



Situation

St Giles-on-the-Heath is conveniently located between the market towns of Launceston and Holsworthy and provides an ease of access to the A30 dual carriageway being just 5 miles away. The village boasts a sub Post Office/general store, 'Pint & Post' public house, village hall, church and a well regarded county Primary School.

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 Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarding primary and secondary schooling.

Directions

The postal code for the property is PL15 9TB. What Three Words 'succeed.matchbox.recall' will take you to the property. From Launceston follow the A388 North towards Holsworthy for 4/5 miles into the village of St Giles-on-the-Heath. Turn right into Moorfield Road and follow this for a short distance turning left into Crockers Way and left again and the property will be seen on the right.

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Entrance Hallway

Bathroom
6'9" x 5'6" (2.06m x 1.69m)

Kitchen
8'7" x 7'4" (2.64m x 2.26m)

Living Room
15'0" x 10'11" (4.58m x 3.33m)

Bedroom 1
14'7" x 8'3" (4.45m x 2.52m)

Bedroom 2
9'1" x 8'4" (2.79m x 2.55m)

Bedroom 3
9'11" x 8'2" (3.03m x 2.50m)

Garden Room
9'9" max x 9'9" (2.98m max x 2.98m)
2.98m narrows to 2.67m

Garage
21'1" x 10'10" (6.45m x 3.31m)

Services
Mains Electricity, Water and Drainage.
Central Heating Type - Storage Heaters
Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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