



19 Well Meadow
Egloskerry | Launceston



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Overlooking adjoining fields is this modern detached bungalow on a small select village development. Offering 3 bedrooms, 2 bathrooms and a generous sitting/dining room. There is also an enclosed rear garden, attached single garage and no forward chain.

You step into an L shaped hallway with all accommodation leading off. The generous kitchen/dining is rear aspect with a fantastic view over the garden and adjoining fields beyond. There is a range of modern eye and base level units leaving space for a family dining table. The sitting room also enjoys the fantastic rear view and has French doors opening out to the elevated decking spanning the width of the bungalow adjoining the kitchen.

There are 3 bedrooms in total plus a family bathroom. The master bedroom is front aspect with an adjoining en suite shower room. The family bathroom is side aspect with a matching 3 piece suite which includes a full length bath.

The rear garden is enclosed with an attractive stone bank that adjoins open countryside. The garden is predominantly laid to lawn but has potential to create a garden to a purchasers own design and style. In front of the single garage is off road parking and a small area of lawn. The property is located on the edge of a popular modern village development.



Situation

Egloskerry is a rural village where there is a primary school, Parish church and village hall and is located approximately 4 miles North West of Launceston. 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 peninsular 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. Launceston Town offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco's, M&S and Costa's coffee.

Directions

The postcode to the property is PL15 8SS. From Launceston proceed down St. Thomas Road through the traffic lights at Newport. At the roundabout take the second exit onto St. Stephens Hill. At the top of the hill turn left opposite St. Stephens Church signposted Egloskerry and proceed for approximately 3 miles. Drive through the village of Egloskerry passing the church on the right hand side and take the left turn. After a short distance, turn left into Well Meadow, where the property can be found at the bottom of the close.

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Entrance Hallway

Living Room

15'11" x 10'11" (4.86m x 3.34m)

4.86m narrows to 3.62m

Kitchen

15'11" x 10'3" (4.86m x 3.13m)

Bedroom 1

10'11" x 10'6" (3.33m x 3.21m)

En-suite

7'4" x 3'2" (2.24m x 0.98m)

Bedroom 2

10'3" x 9'1" (3.14m x 2.77m)

Bedroom 3

10'3" x 8'11" (3.14m x 2.72m)

Bathroom

7'4" x 5'7" (2.25m x 1.72m)

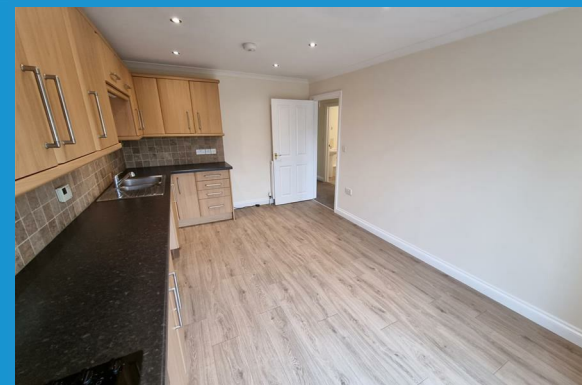
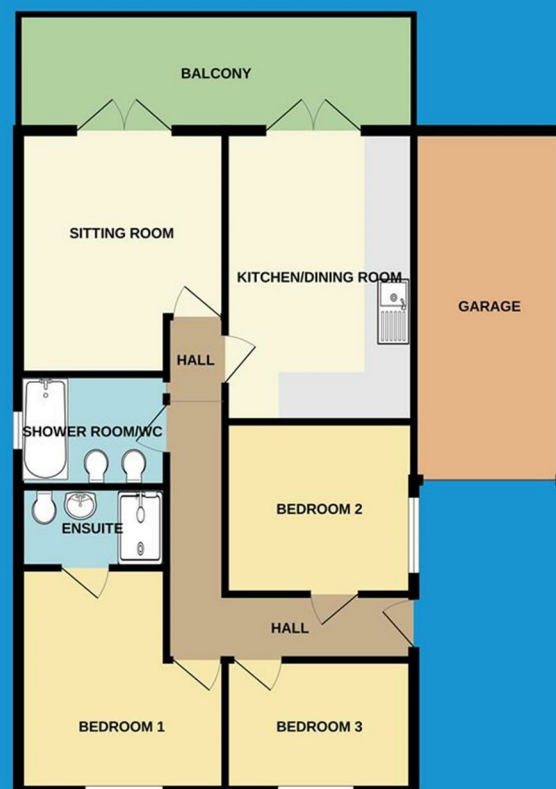
Services

Mains Electricity, Water and Drainage.

Oil Fired Central Heating

Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
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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