



**33 Hawks Tor Drive, Lewannick,
Launceston, PL15 7QY**

Guide Price £260,000 Freehold





An appealing, successfully extended detached bungalow in a popular village location

- No Onward Chain
 - 3 Bedrooms
- Contemporary Kitchen
- Wet Room & Shower Room
- Conservatory & Sun Room
 - Off Road Parking
- Front & Rear Level Gardens
 - EPC E & Council Tax B

SITUATION The property is located close to the primary school in the popular village of Lewannick with its thriving community spirit, a public house, church and thriving village hall.

The town of Launceston is some 6 miles to the east with supermarkets, doctors', dentists' and veterinary surgeries together with educational facilities, a leisure centre and various sporting clubs.

The vital A30 is a mile away and links the Cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION Built in the 1970s, a block-built bungalow with an interlocking tiled roof presented in good decorative order, having been

rented successfully for the last few years. The accommodation is illustrated on the floorplan and briefly comprises: glazed door into entrance porch, door into entrance hall with wood effect laminate floor, storage cupboard and doors to all rooms.

Lounge with window to front aspect and a feature fireplace. 3 Bedrooms, bedroom 2 with door into the sun room and access to the rear garden. Wet room with shower, low flush wc, pedestal wash hand basin and heated towel rail.

The kitchen comprises a range of base and wall units, electric double oven with pan storage above and below, 4-ring LPG hob with extractor over and appliance space for fridge/freezer.

Doors open into the conservatory with glazed canopy and doors to the garden and utility room.



The utility room has a walk-in shower cubicle, low flush wc, pedestal wash hand basin, wall-mounted LPG boiler and door into storeroom/workshop (former garage) with power and light connected.

OUTSIDE To the front is a lawned area with raised flower borders, driveway parking for 2 vehicles, a path to the front door and pedestrian gates either side to the rear.

The rear garden is laid mainly to lawn and enclosed by well-defined hedge and fence boundaries.

SERVICES Mains water, electric and drainage. LPG central heating. Double glazed. Council tax band B. Full EPC available on request. Broadband

connected: FTTC. Mobile coverage: please visit Ofcom website.

Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents & Auctioneers.

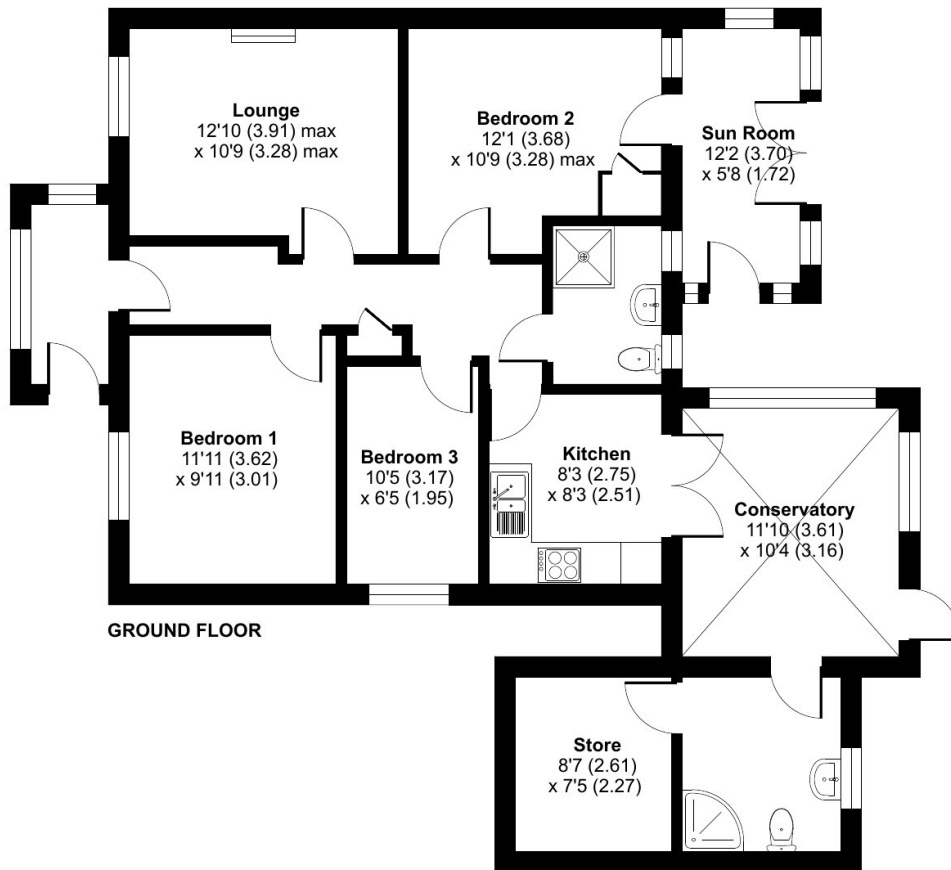
DIRECTIONS From Launceston, take the A30 towards Bodmin for approximately 4 miles and at the bottom of the hill, take the second exit signposted to Lewannick & Plusha. At the T-junction turn left and proceed into the village, turning right by the pub. Keep the church on the left and proceed on this road for approximately

0.2 miles, turning right into Hawks Tor Drive, signposted to the school.

SatNav: PL15 7QY

What3Words: ///vowed.framework.ranges

Approximate Area = 1062 sq ft / 98.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1430891

For more information or to arrange a viewing, please contact us:

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