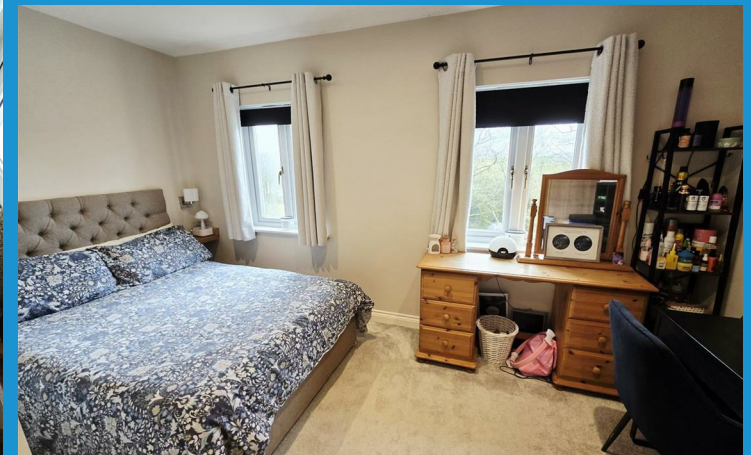




9b Bury Close
Warbstow | Launceston



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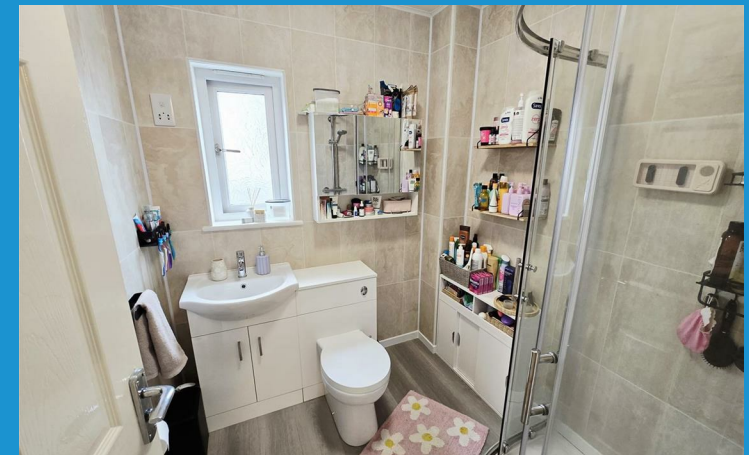


A well presented 2 bedroom modern property in a village location with a local occupancy clause and marketed at 75% of its market value. The property has off-road parking at the front, an enclosed garden at the rear and some nice country views from the rear.

The property can be found in a cul-de-sac in a peaceful village with a local Primary School. The accommodation includes an entrance hallway with a useful cloakroom and WC. At the front there is a well appointed recently renovated kitchen with multiple wall & base level units and space for white goods. At the rear there is an open-plan living room and dining room which is a great reception space with a storage cupboard and patio doors to the rear garden.

In the first floor there are 2 double bedrooms and a well presented shower room, which has also been recently renovated. The back bedroom is particularly spacious with double windows at the rear providing a pleasant village outlook looking over the local play park.

The rear garden features a patio, lawned area and decking alongside a storage shed. The property is held on a section 106 notice meaning it can only be purchased by a local buyer, as assessed via Cornwall Council and further details can be obtained via the selling agents.



Situation

Warbstow is a popular North Cornwall village with a strong sense of community and has a primary school alongside a community centre. The nearest Public House is The Wilsey Down at Hallworthy and the property offers good access to the nearest town of Launceston where there are a range of supermarkets, schools and shops in the town centre. Warbstow also offers good access to Bude where there are lush sandy beaches on the North Coast and the picturesque villages of Boscastle, Tintagel and Crackington Haven.

Directions

From Launceston proceed onto to Western Road heading pass the fuel station on your left. Proceed through the traffic lights and under the A30 to the Pennygilliam roundabout taking the first exit onto the A30 signed posted Bodmin. After approximately 3 miles take the second exit signed posted the North Cornwall and A395. Follow this road through the hamlet of Pipers Pool and for further six miles onto the hamlet of Hallworthy with the Wilsey Down Hotel on your right. Take the first right hand turn after the Wilsey Down signed posted Warbstow and Canworthy Water. Follow this road for approximately two miles dropping into the village of Warbstow as you enter the village the turning into Bury Close will be found shortly on your right hand side. Proceed into the development taking the first right and at the end bear left where the property will be found as the end terrace on the right hand side.

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Entrance Hallway

Cloakroom
6'3" x 2'10" (1.92m x 0.88m)

Kitchen
9'8" x 6'9" (2.97m x 2.06m)

Living Room
14'2" x 13'8" (4.32m x 4.18m)
4.18m narrows to 3.18m

First Floor

Bedroom 1
13'8" x 12'6" (4.18m x 3.83m)
4.18m narrows to 2.23m
3.83m narrows to 2.09m

Bedroom 2
11'6" x 7'0" (3.51m x 2.15m)

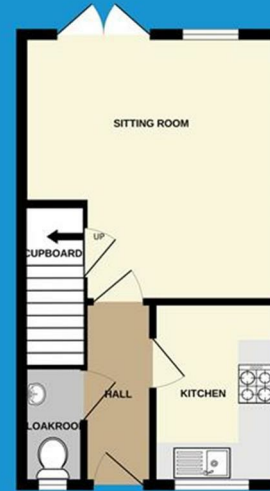
Shower Room
6'3" x 6'2" (1.92m x 1.89m)

Services
Mains Electricity, Water and Drainage.
Council Tax Band B

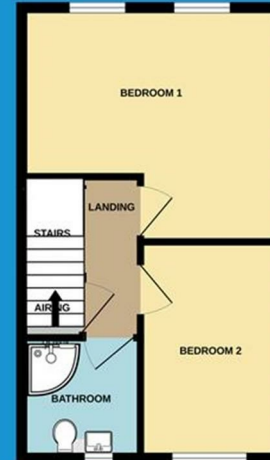
Agents Note
This property is subject to a Section 106 Agreement and is designed for local affordable occupation. Interested parties must be in housing need and have a local connection to Warbstow, Jacobstow, St Gennys, Otterham, Davidstow, Trenglos, Tremain, Week St. Mary or North Petherwin as defined in the Section 106. Marketed at 75% of its market valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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