Holmans Meadow

Lawhitton | Launceston

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Price Guide £315,000

Located on a quiet village cul de sac is this detached bungalow requiring a degree of modernisation and updating but offering huge potential. The property enjoys nearby countryside views, a garden to 3 sides and 2 garages. No forward chain.

You step into a hallway with doors to a cloakroom and 2 built in storage cupboards. To one side is the dual aspect sitting/dining room with a large picture window overlooking the gardens and a rural backdrop beyond. A door leads into the extended kitchen overlooking the rear garden There is scope to update and replace the units to a purchasers own design and style. Adjoining the kitchen is a door into a rear aspect porch with a further door out to the garden.

There are 3 bedrooms in total all sharing the shower room. The main bedroom is a good size double with a pleasant view towards open countryside. Bedroom 2 is another double bedroom with a window that overlooks the private rear garden. Finally bedroom 3 is a front aspect single bedroom or study. In the shower room is a double shower enclosure but a bath could reinstated if desired.

In front of the property is an elevated lawn which continues down the side of the property. From here you enjoy a view towards open rural countryside. The rear garden offers a good degree of privacy and seclusion and is primarily laid to lawn with a few well stocked flower borders. To the rear of the property is a single garage with an electric roller door. To the rear of the garage is a useful workshop area. Adjoining the garage is a further single garage with a door into the garden. In front of the garages is a driveway for 2/3 vehicles.

Situation

The property is located in the heart of the popular and pretty Cornish village of Lawhitton, which offers a peaceful setting. Lawhitton Features a church, cricket club and a range of picturesque country walks. The market town of Launceston is only 2.5 miles from the property and features a range of schools, supermarkets and a bustling town with a wide range of independent and national businesses alongside good access to the A30. 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. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9NE. From Launceston Town Centre proceed passing the Tesco Superstore on the A388 following the signs towards Plymouth. Continue over the A30 and straight ahead at the roundabout. Take the next left hand turning signposted towards Lawhitton and Stourscombe, following this road for approximately half a mile. Take the left hand turning towards Lawhitton. Continue down in to the village passing the church and turn left into Holmans Meadow where the property will be seen on your left hand side.

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Entrance Hallway

WC
6'3" x 3'5" (1.91m x 1.06m)

Sitting & Dining Room
21'3" x 10'11" (6.50m x 3.34m)

Kitchen & Breakfast Room
13'6" x 10'10" (4.13m x 3.31m)

Porch
7'1" x 5'9" (2.17m x 1.76m)

Bedroom 1
12'5" x 10'9" (3.81m x 3.28m)

Bedroom 2
10'11" x 10'2" (3.35m x 3.12m)

Bedroom 3
9'9" x 6'11" (2.98m x 2.12m)

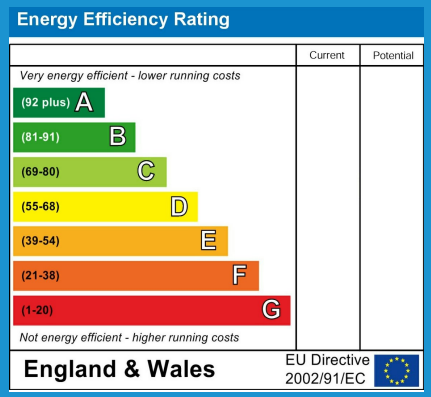
Shower Room
7'3" x 6'9" (2.21m x 2.08m)

Garage 1
16'9" x 8'5" (5.13m x 2.59m)

Garage 2
21'3" x 6'8" (6.49m x 2.05m)

Workshop
11'9" x 7'8" (3.59m x 2.36m)

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



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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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