1 Crabbs Close

St. Giles-On-The-Heath | Launceston

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Price Guide £215,000

Tucked away in a quiet cul de sac within a popular village is this 2 double bedroom semi-detached house. The property is found in good condition throughout together with an enclosed rear garden, single garage and driveway parking.

You enter the property into a useful porch which leads you into a hallway with stairs to the first floor. To one side is access into the dual aspect kitchen with a range of modern eye and base level units with space for white goods. The sitting/dining room is a great size and perfect for family get together's. A patio door takes you through to a modern double glazed dining room /conservatory with a pleasant view over the rear garden.

On the first first floor are 2 double bedrooms both sharing a bathroom. The main bedroom is rear aspect overlooking the garden leaving plenty of room for freestanding bedroom furniture. Bedroom 2 is another double bedroom and is front aspect with distant views towards open countryside. To one side are useful built- in storage cupboards.

To the side of the property is a detached single garage with a parking space in front. The rear garden is South facing and fully enclosed to all sides and is level, perfect for children and pets. There are areas of lawn together with mature trees and shrubs. Adjoining the conservatory is a patio area. Down the side of the property is a path with a gate to the driveway and a pedestrian door into the garage.

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 postcode to the property is PL15 9TA. 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 and turn right into Crabbs Close where the property will be seen on your right.

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Porch
4'7" x 3'1" (1.42m x 0.94m)

Hallway

Kitchen
12'6" x 5'7" (3.83m x 1.72m)

Living Room
12'7" x 12'0" (3.85m x 3.66m)

Conservatory
10'1" x 8'9" (3.08m x 2.68m)

First Floor

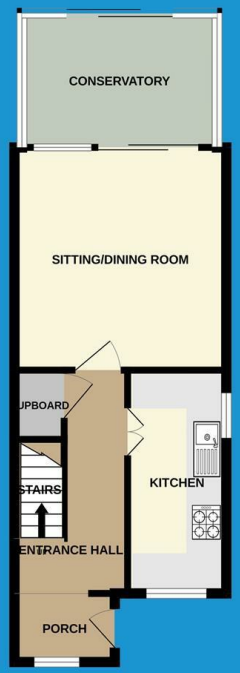
Bedroom 1
12'0" x 9'8" (3.66m x 2.95m)

Bedroom 2
8'9" x 8'7" (2.68m x 2.63m)

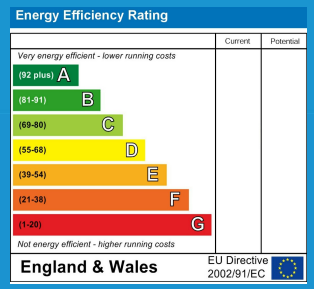
Bathroom
6'6" x 5'5" (2.00m x 1.67m)

Services
Mains Electricity, Water and Drainage
Council Tax Band B

Ground Floor



First Floor



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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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