



Trelash

Warbstow | Launceston



Town • Country • Coast



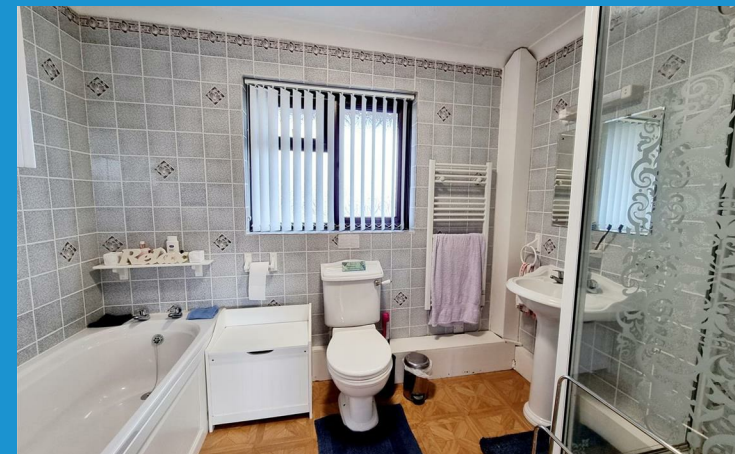
A spacious 3 bedroom detached bungalow set in a popular and peaceful hamlet location, backing onto open fields and offering ample parking and an integral garage. At the rear there is a lawned garden taking full advantage of the lovely outlook into the fields beyond.

At the front of the property there is off-road parking for two vehicles with a further parking space in front of the garage. There is an enclosed front garden laid to gravel with access to the side of the property around to the rear garden. Entrance to the property is into an entrance hallway where there is a door into the integral garage. There is a spacious open-plan kitchen/dining room with integrated fridge/freezer, dishwasher and space for a washing machine. The kitchen overlooks the garden with a back door leading out to the rear.

Throughout the property there is low energy lightening and an upgraded heating system.

The living room is a spacious reception room which also looks into the garden with sliding patio doors into a paved seating area. In the hallway, there is a useful airing cupboard alongside an additional storage cupboard. There is a spacious bathroom which has a bath alongside a separate shower cubicle alongside the 3 spacious double bedrooms. The loft is boarded with lightening.

At the rear of the property there is a tarmac pathway and sunken seating area with steps leading up to the main garden laid to lawn with a raised bed and great views across the field at the rear.



### Situation

The property is located in the small hamlet of Trelash. Nearby Wærbstow 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. The property offers good access to Launceston and the coastal town of Bude. Launceston has a range of supermarkets, schools and shops in the town centre. Wærbstow also offers good access to the lush sandy beaches on the North Coast and the picturesque villages of Boscastle, Tintagel and Crackington Haven.

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## Entrance Hallway

## Integral Garage

16'11" x 9'3" (5.18m x 2.83m)

## Inner Hallway

With Cupboard and Airing Cupboard

## Kitchen / Dining Room

19'8" x 11'9" (6.00m x 3.59m )

## Bathroom

9'3" x 5'10" (2.84m x 1.80m )

1.80m extends to 2.69m

## Living Room

15'0" x 11'8" (4.58m x 3.58m )

## Bedroom 1

12'2" x 10'5" plus wardrobes (3.73m x 3.18m plus wardrobes)

## Bedroom 2

10'8" max x 10'5" (3.27m max x 3.19m )

## Bedroom 3

10'2" x 9'9" (3.11m x 2.99m )

## Services

Mains Electricity and Water.

Private Drainage - Holding tank for waste from the bungalow.

Central Heating Type - Propane Gas Fire and Electric Heating.

Council Tax Band D

## Agents Note

The vendor's has made us aware there are a few generic restrictive covenants on the property. Please call/email us for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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