11 Trelinnoe Close

South Petherwin | Launceston

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Guide Price £325,000

The property is offered for sale with no onward chain and has potential, subject to planning, to extend to the rear whilst keeping a good sized garden.

A spacious 3 bedroom detached bungalow set in a corner plot with spacious gardens, ample driveway parking and a single garage. The property can be found in a peaceful cul-de-sac within a popular village location, within walking distance of the local Public House.

The property features a useful entrance porch with space for coats and shoes with a front door leading into the hallway. The living room, at the front, is spacious with an expansive picture window and there is a good amount of room for furniture including a dining area. The kitchen at the rear, is light and airy with a generous rear facing window providing plenty of light and comprises of a range of wall and base units and larder cupboard. The back door from the kitchen leads to the rear patio and door to the garage. There are 3 bedrooms with the back bedroom dual aspect overlooking the garden, a smaller third bedroom plus a front aspect double bedroom. The toilet / wet room is tiled with a wall mounted shower/shower seat and 2 rear facing obscure windows.

At the front there is an expansive gravelled driveway with off-road parking for numerous vehicles alongside turning space plus the single garage which has an electric door, inspection pit and a courtesy door at the side into the garden. Gated access provides access to the garden at the side which is mainly laid to lawn and a generous size with a range of plants and shrubbery. There is an extensive patio area immediately to the rear of the property where there is a back door into the kitchen and the oil tank for the central heating.

Situation

South Petherwin is a sought after village with a popular local public house 'The Frog & Bucket', both a preschool and primary school & a weekly pop-up postal service. There is also a footpath and woods to one side of the village Church which is perfect for dog walks.
Nearby 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 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 7JX.

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Porch
4'9" x 4'6" (1.47m x 1.38m)

Hallway With Airing Cupboard

Living Room
14'7" x 12'9" (4.47m x 3.91m)

Kitchen
12'10" x 8'8" (3.92m x 2.66m)

Wet Room
7'6" x 5'4" (2.31m x 1.65m)

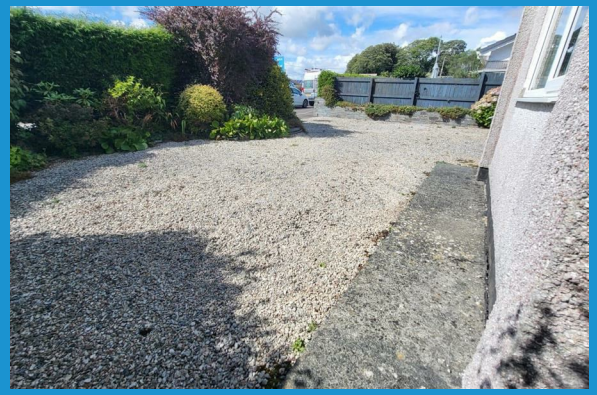
Bedroom 1
10'6" x 9'10" (3.22m x 3.01m)
Plus Door Recess

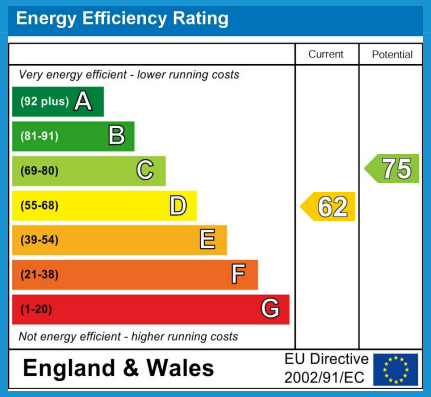
Bedroom 2
10'6" x 6'10" (3.21m x 2.10m)
Plus Recess

Bedroom 3
12'10" x 11'10" (3.92m x 3.61m)

Garage
20'8" x 11'8" (6.31m x 3.58m)
3.58m narrows to 2.98m

Services
Mains Electricity, Water, Gas and Drainage.
Council Tax Band c





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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