



Tor View
Tregadillett | Cornwall



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Offered with no forward chain is this well presented semi-detached bungalow. Reconfigured inside to create an open plan kitchen/dining/sitting room. Landscaped front and rear gardens plus a nearby single garage. **NO FORWARD CHAIN.**

From the attractive front garden you step into a porch area with a door into the hallway with a built-in airing cupboard. To one side is a generous dual aspect open plan kitchen/dining/sitting room. The sitting/dining area is front aspect with a large picture window overlooking the garden. The kitchen area is rear aspect with a window and door giving access to the rear garden. The kitchen has a range of white eye and base level units.

There are 3 bedrooms in total. One is front aspect and the other 2 being rear overlooking the landscaped garden. All bedrooms share a refitted bathroom with a matching 4 piece suite including a separate shower enclosure.

The front garden has a range of attractive and mature shrubs and plants. To the side of the property is a lead to porch which houses the central heating boiler and also has a door in to the rear garden. The rear garden is fully enclosed to all sides with an area of lawn and colourful flower borders and is perfect for children and pets. A short walk from the property is a single garage with an off road parking space in front.



Situation

The village of Tregadillett lies approximately three miles to the West of Launceston and boasts a range of amenities including a Public House/Restaurant, Primary School and a Place of Worship. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

Directions

The postcode to the property is PL15 7HB. From Launceston, take the A30 Bodmin road, and take the first exit for Tregadillett; head down to the mini roundabout and bear right heading under the A30; follow the road until you reach the village of Tregadillett. Take the right-hand turning just past 'The Eliot Arms', taking the next right into Dennis Gardens, at the T-Junction take the left turning into Tor View. At the end of the cul de sac you will a path to your right and the property will be seen on your right hand side.

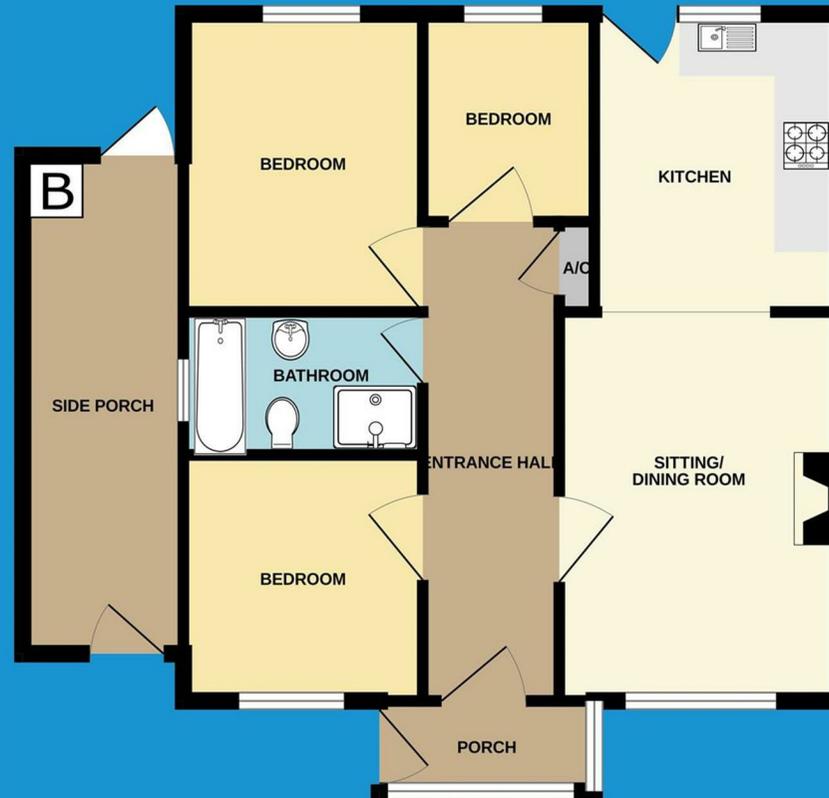
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Porch
Entrance Hallway
Living Room
 14'6" x 11'1" (4.44m x 3.38m)
Kitchen
 11'0" x 8'5" (3.37m x 2.57m)
Bedroom 1
 11'1" x 7'2" (3.38m x 2.20m)
Bedroom 2
 10'4" x 7'6" (3.15m x 2.30m)
Bedroom 3
 8'0" x 6'11" (2.45m x 2.13m)
Bathroom
 5'8" x 5'6" (1.74m x 1.68m)
Side Porch
 19'6" x 5'1" (5.95m x 1.55m)



Services
 Mains Electricity, Water and Drainage
 Council Tax B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		54	
(39-54) E			
(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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