

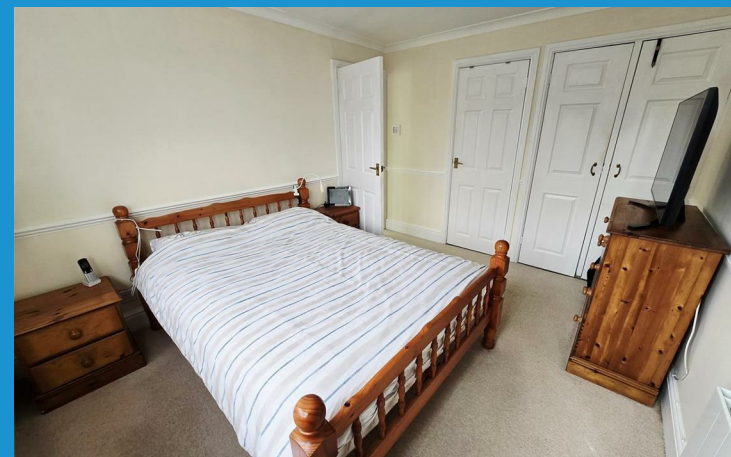


4 Tor View

Tregadillett | Launceston



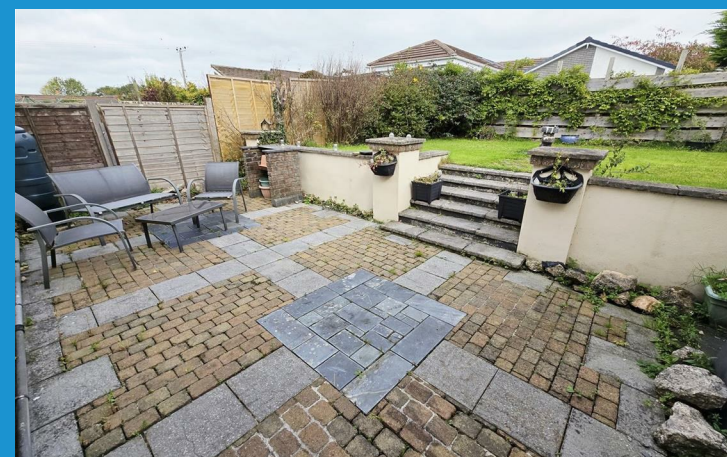
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A well presented 2 bedroom detached bungalow situated in a popular village location with driveway parking, garage and gardens to the front and rear. The property is offered for sale with no onward chain.

The property has accommodation which includes a porch at the front with a door into a spacious living room with a picture window which has far reaching views. A door leads into a dual aspect kitchen with a range of wall and base units and a side door leading onto the driveway. From the living room, a hallway leads down to the 2 double bedrooms at the far end of the bungalow, both of which overlook the rear garden. The main bedroom has fitted double wardrobe alongside a useful airing cupboard. There is a well presented shower room alongside a useful storage cupboard.

The property has a lawned garden at the front with a driveway to the side with off-road parking for 2 or 3 vehicles which lead to a single garage. From the garage there is a side door which leads into the rear garden. There is an extensive patio at the rear of the property with steps leading up to a level lawned garden area, enclosed via fencing.



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 you will see the property just ahead. WhatThreeWords: airfields.caring.educates

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Entrance Porch
 5'4" x 5'2" (1.63m x 1.59m)

Living Room / Dining Room
 13'10" x 13'1" (4.24m x 3.99m)

Kitchen
 11'5" x 5'11" (3.49m x 1.82m)

Inner Hallway

Bedroom 1
 11'10" x 9'10" (3.62m x 3.00m)

Bedroom 2
 9'2" x 8'7" (2.80m x 2.62m)

Shower Room
 8'0" x 5'11" (2.44m x 1.82m)

Services
 Mains Electricity, Water and Drainage.
 Electric radiators.
 Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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