

Hollies Road

Launceston | Cornwall

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Price Guide £355,000







Enjoying a fantastic view towards Launceston Castle and nearby open countryside is this well presented detached bungalow offering 2/3 bedrooms. There is plenty of driveway parking, single garage and a large landscaped rear garden.

From the front porch a door opens into an 'L' shaped hallway with doors to all rooms. To one side is a front aspect kitchen/dining room with a range of modern high gloss eye and base level units together with a range of integrated appliances. To one side is space for a dining table. A further door open into a dual aspect snug with a door and windows overlooking the garden. This space could also be used as a potential third bedroom or study.

The sitting room has a large picture window enjoying an unimpeded view over the garden towards the Norman Castle and the Kensey Valley beyond. This reception room is a pleasant space to sit and relax whilst appreciating the lovely backdrop.

There are 2 large double bedrooms both sharing a refitted shower room. The master bedroom has plenty of space for a king size bed and again has a stunning view. The guest bedroom is side aspect and is also a generous size. The shower room was recently refitted to include a double shower enclosure with integrated seat.

The property is approached off a quiet cul de sac onto a recently re-surfaced driveway offering ample parking as well as an attached single garage. Beyond here is an area of lawn. Spanning the entire width of the property to the rear is a large terrace area taking full advantage of the South facing elevation and views. There is also a summer house to one side of the patio which has power/light. Steps lead you down to the large enclosed garden which is primarily laid to lawn with a variety of specimen plants and shrubs including Rhododendrons, Acers and Peonies. The garden is perfect for those with green fingers and enjoy the outside.







Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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 regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 8HB. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the road, taking the left hand turning for Underhays lane, then taking the next left hand turning for Hollies Road. Follow the road down and the property will be seen ahead.

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Entrance Porch
5'3" x 4'5" (1.62m x 1.36m)

Entrance Hallway

Kitchen / Dining Room
18'1" x 17'5" (5.52m x 5.32m)

Sun Room / Bedroom 3
11'1" x 8'5" (3.40m x 2.59m)

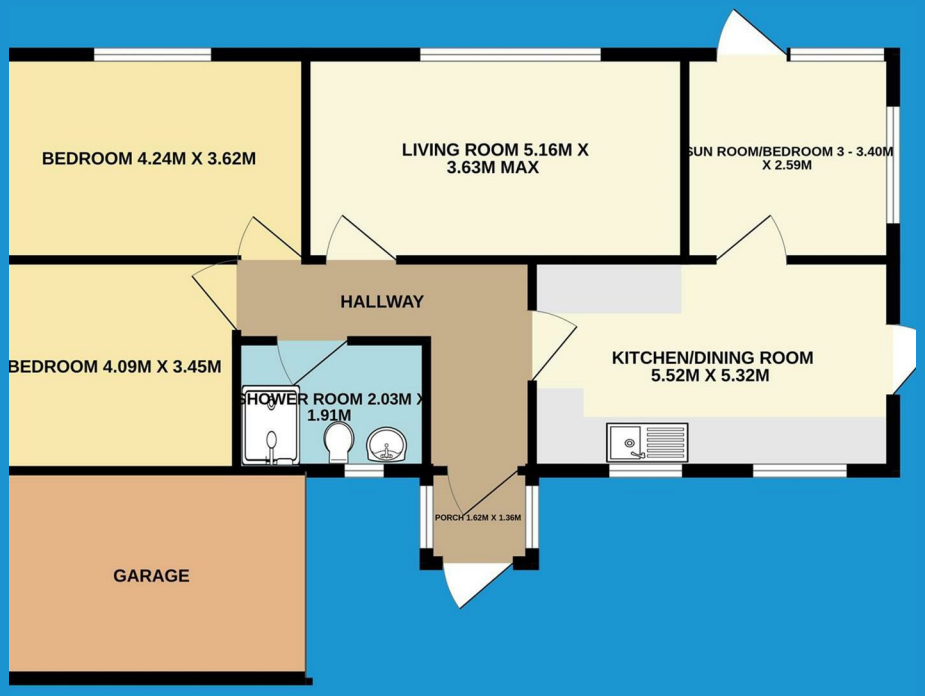
Living Room
16'11" x 11'10" max (5.16m x 3.63m max)

Bedroom 1
13'10" x 11'10" (4.24m x 3.62m)

Bedroom 2
13'5" x 11'3" (4.09m x 3.45m)

Bathroom
6'7" x 6'3" (2.03m x 1.91m)

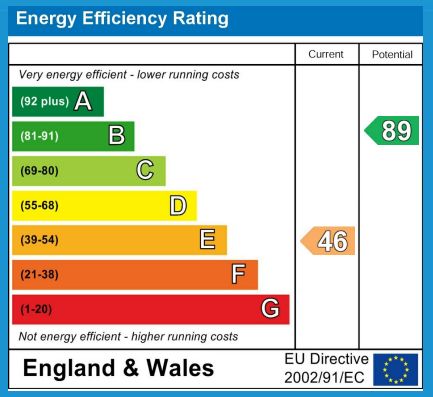
Services
Mains Electricity, Water and Drainage
Council Tax Band D
Property Owned Solar Panels.
Central Heating Type - Electric











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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