KIVELLS

12 Trevallyn Road

Launceston, Cornwall, PL15 7HN





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Guide Price: £430,000

Deceptively spacious three bedroom detached family home

Would benefit from some modernisation throughout

Well established gardens with variety of shrubs, flower beds, patio and potting shed

Off-road parking for numerous vehicles and access to a single garage

Located within a favoured residential area

For sale with no onward chain

EPC Rating - C



Situation

Launceston

The favoured Woburn residential area of the Launceston is within level walking distance to a Convenience Store / petrol filling station. Beyond, the social, commercial and shopping of Launceston town centre are within level walking distance. Launceston College is easily accessible as is Windmill Primary School, Dunheved Bowls Club, the town's hospital, health centre and Coronation Park with Leisure Centre including swimming pool. The property has ease of access to the A30 dual carriageway spine road providing a better balance of travel distance to all parts of Cornwall and Devon.

In all directions from Launceston there is scenery of outstanding natural beauty. To the north is rugged coastline famed for popular family surfing beaches and picturesque former fishing villages, the open expanses of Bodmin Moor are to the west ideal for walking and riding, Dartmoor National Park is to the east and running southwards to Plymouth Sound with all it's yachting facilities on the south coast are the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.





Description

A fantastic opportunity to acquire a well-proportioned family home, situated within a favoured residential area and offered for sale with no onward chain. The property offers spacious accommodation throughout, together with excellent potential for modernisation and improvement, providing buyers with the opportunity to create a home perfectly suited to their own tastes and requirements.

The accommodation briefly comprises an entrance porch, entrance hallway, W.C., two reception rooms, dining room, conservatory and kitchen. To the first floor are three well-sized bedrooms and a wet room-style bathroom. Whilst the property would benefit from some modernisation, it offers an exciting opportunity for buyers looking to put their own stamp on a spacious family home.

Externally, the property occupies a generous plot, with a tarmac driveway to the front providing ample off-road parking, complemented by areas of lawn and well-established shrub and flower borders. There is access to a single garage, currently benefiting from a useful pergola, with access to the rear garden available from both sides of the property.

The private rear garden is enclosed by mature hedging, established trees and wooden fencing, creating a peaceful and secluded outdoor space. A patio area adjoining the living room provides an ideal setting for outdoor dining and entertaining, whilst areas of lawn are complemented by a variety of mature shrubs and flowering plants. A wooden shed provides useful additional storage. To the side of the property is a courtyard area with greenhouse and good-sized potting shed, making this an excellent space for keen gardeners and those looking for additional practical outdoor space.



Accommodation

The Room Guide

ENTRANCE PORCH:

uPVC front door with flag window. Tiled flooring, pendant light and wooden door with flag window into:-

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ENTRANCE HALLWAY:

Stairs rising to first floor. Radiator, carpet, pendant light and doors leading to all ground floor rooms. Door into:-

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CLOAKROOM:

Obscure window to the side elevation. Close coupled W.C. and pedestal wash hand basin with separate taps. Half height tiling, radiator, carpet and round light.

LIVING ROOM:

Windows to the side elevation and door leading to rear garden. Fireplace with inset electric fire having tiled hearth, surround and wooden mantel. Wall lights, pendant lights, radiator and carpet. Access into second living room and sliding glass doors lead into:-

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CONSERVATORY:

Windows to the front and side elevations and door leading to rear garden. Tiled flooring and wall lights.







Accommodation

The Room Guide

SECOND LIVING ROOM:

Large windows to the rear elevation overlooking the garden. Open fire with stone surround and tiled hearth. Carpet, radiator, pendant light and opening into:-

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DINING ROOM:

Radiator, carpet, pendant lights and space for dining room table.

KITCHEN:

Door leading to the rear garden and window to the front elevation. Range of base and eye level units with roll top work surface over having inset stainless steel sink with mixer tap. Free standing oven, space for washing machine and dishwasher. Carpet, radiator and strip light. Space for dining table. Step down leading into:-

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PANTRY:

Shelving and space for fridge and freezer. Carpet and strip light.

FIRST FLOOR LANDING:

Window to the front. Pendant light, loft hatch and floor to ceiling storage cupboard. Doors leading to all first floor rooms.







Accommodation

The Room Guide

WET ROOM:

Obscure window to the front elevation and window to the side. Wall hung sink with separate taps, close coupled W.C. and wet room area with electric shower. Floor to ceiling tiling, heated towel rail and round ceiling light.

BEDROOM TWO:

Window to the rear elevation with distant countryside views. Radiator, carpet, door to storage cupboard, pendant light and sink with tiled splash back and separate taps having cupboard below.

BEDROOM ONE:

Windows to the front and side elevations. Floor to ceiling double storage cupboard and access to further built-in storage cupboard. Radiator, carpet and pendant light.

BEDROOM THREE:

Windows to the front and side elevation, carpeted, radiator, pendent light, space for single bed and bedroom furniture.







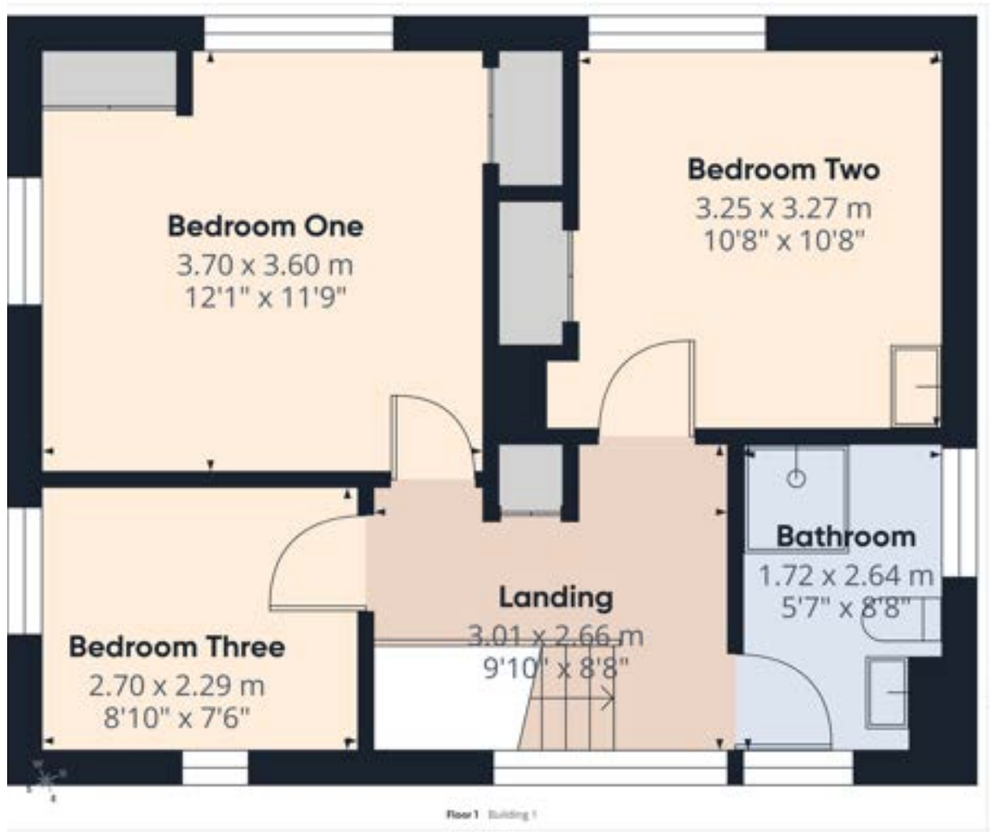
Floor Plan

See The Layout

Ground Floor



First Floor



Outside

External Spaces

The property occupies a generously sized plot, with beautifully established gardens providing a lovely sense of space and privacy. To the front of the property, a tarmacked driveway provides ample off-road parking and is complemented by areas of neatly maintained lawn, together with well-established shrub and flower borders which create an attractive and welcoming approach to the property. There is also access to the single garage, which currently benefits from a useful pergola extending from the front, creating an additional sheltered area. The rear garden can be accessed from both sides of the property and is well enclosed by mature hedging, established trees and wooden fencing, creating a private and secluded outdoor space. A patio area directly adjoining the living room provides the perfect setting for outdoor dining and entertaining, whilst further areas of lawn are interspersed with a wonderful selection of mature shrubs, flowering plants and established planting, offering colour and interest throughout the seasons. Towards the lower section of the garden is a useful wooden shed, providing valuable additional storage for gardening equipment and tools. To the side of the property is a courtyard area, providing access to both a greenhouse and a generously sized potting shed. This is sure to appeal to keen gardeners, offering an excellent space for growing plants, potting and storing gardening essentials. Overall, the gardens offer a wonderful combination of established planting, practical features and peaceful outdoor spaces, providing plenty of scope for enjoying the garden throughout the year.





Additional Information

Useful Property Information

SERVICES:

Mains Water | Mains drainage | Mains Electric |

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

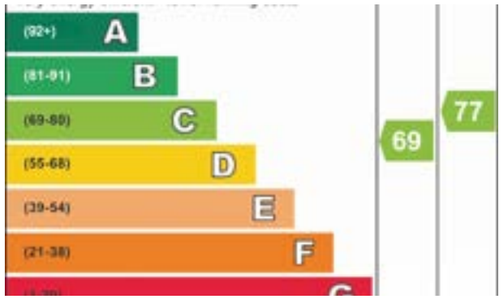
Virtual Tour available on request.

DIRECTIONS:

What3words: /// xxxxxxx

EE RATING: C

COUNCIL TAX BAND: D





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