



**1 Edwards Road, St Giles On The Heath,  
Launceston, Cornwall, PL15 9SZ**

Guide Price £239,950 Freehold





## A most appealing and successfully extended detached bungalow in popular village location

- 3 Bedrooms
- Kitchen/Breakfast Room
  - Lounge
  - Shower Room
- Enclosed Garden
- Detached Garage with WC
- Double Glazed Throughout
  - EPC E & Council Tax B

**SITUATION** Located in the popular village of St Giles on the Heath which has a community run village shop for day-to-day needs, post office, public house and village hall.

The towns of Launceston and Holsworthy are 5 and 9 miles distant and offer a range of supermarkets, doctors, dentists and veterinary surgeries together with further educational facilities and testing 18-hole golf courses nearby. At Launceston there is access to the A30 trunk road which links the Cathedral Cities of Truro and Exeter. At Exeter there is access to the mainline railway station serving London Paddington, M5 motorway network and an international airport.

The property lies some 20 miles from the majestic North Cornish coast with its wide range of sandy beaches and cliff walks.

**DESCRIPTION** This detached bungalow, built in the 1980s of block construction beneath an interlocking tiled roof, has well-presented accommodation which is illustrated on the floorplan and briefly comprises: entrance porch into hallway with laminate floor throughout and doors off to all rooms.

The lounge has a bay window and opening into the kitchen/breakfast room which has a range of base and wall units with laminated work surfaces over, inset 1½ bowl stainless steel sink with mixer taps, inset ceramic hob and built-in electric double oven with pan storage above and below. Wood burner set on slate hearth and glazed door to the enclosed garden/courtyard. The utility area has appliance space for upright fridge/freezer, plumbing and appliance space for washing machine and tumble dryer and airing cupboard with hot water tank and slatted shelves.



From the lounge door leads into bedroom 2 with window to rear aspect. There are 2 further bedrooms, both with windows to the side and a shower room with a suite comprising of low flush WC, vanity wash hand basin and walk-in shower cubicle.

**OUTSIDE** To the front, a pathway and steps lead up to the entrance porch. There is an enclosed lawned garden with a concrete patio, ideal for alfresco dining. An additional area of lawn extends around the side of the property, with established shrubs.

A tarmac driveway provides parking for two vehicles which leads to the detached garage with electric door, power and light connected, a low flush WC, wash hand basin, and a courtesy door opening into the garden.



**SERVICES** Mains electricity, water and drainage. Council Tax Band: B. Full EPC document available on request. Broadband: FTTP being installed July 2026. Mobile phone coverage: visit Ofcom website. Please note the agents have not inspected or tested these services.

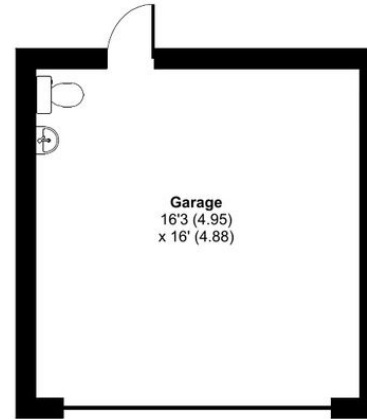
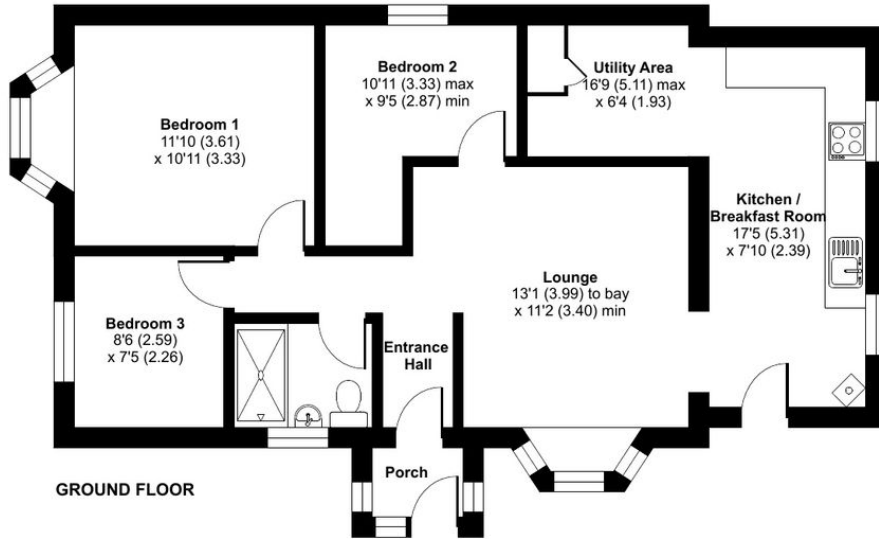
**VIEWINGS** Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents and Auctioneers.

**DIRECTIONS** From Launceston, take the A388 north towards Holsworthy. Pass Homeleigh Garden Centre on the right hand side and follow this road for 3 miles. In St. Giles on the Heath, take the second right hand turning into Moorfield Road and the property will be found on the right, easily identified by the For Sale board.

Sat Nav: PL15 9SZ  
What3Words: ///spicy.talked.kidney



Approximate Area = 802 sq ft / 74.5 sq m  
Garage = 260 sq ft / 24.1 sq m  
Total = 1062 sq ft / 98.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1467785

For more information or to arrange a viewing, please contact us:

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