

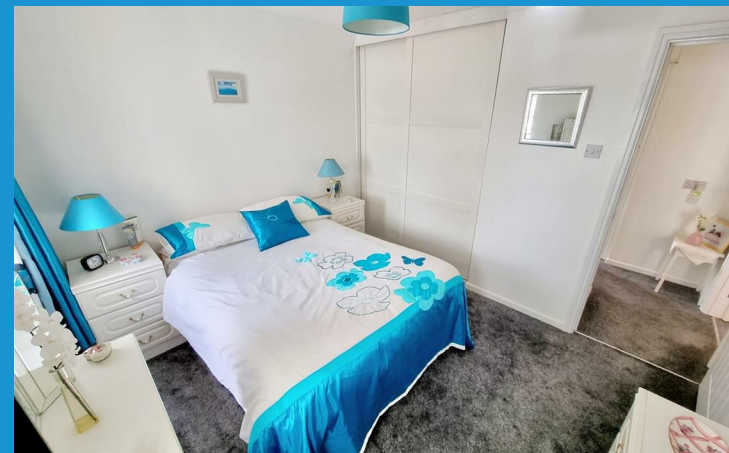


16 Moorfield Road
| St. Giles-On-The-Heath |



Town • Country • Coast

Offers In Excess Of £230,000

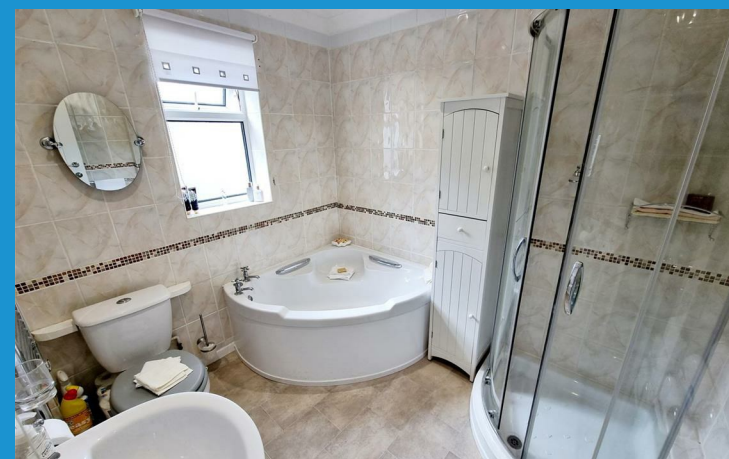
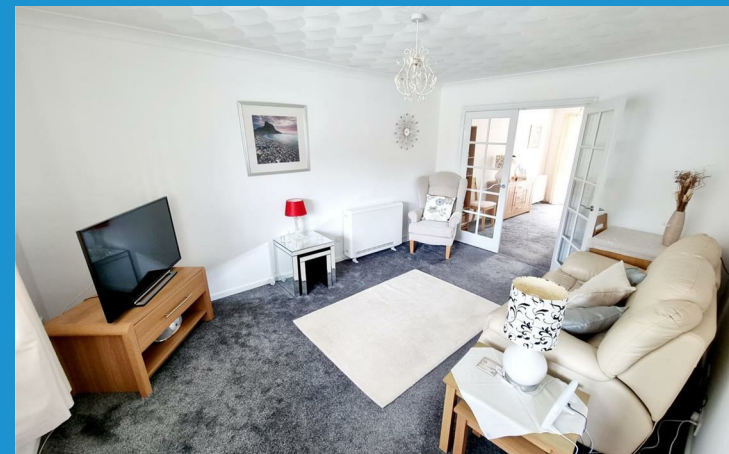


Overlooking an enclosed rear garden is this very well presented semi detached bungalow. Offering flexible accommodation to include 2 bedrooms or one large open plan reception space. Outside is a good size garden and off road parking.

From the covered storm porch you step into the hallway with an airing cupboard leading off. A door opens into a dining space /or with some minor alterations a second bedroom. Double doors open into a front aspect sitting room with a feature bay window. Open plan access is given to the kitchen with a range of 2 tone eye and base level units plus integrated appliances. To the rear of the property is a large double glazed conservatory enjoying a view over the rear garden. This reception room is a great size with French doors to the patio. The master bedroom is a good size with a built in wardrobe with floor to ceiling sliding doors. The bathroom is also a generous size with plenty of space for a 4 piece suite including a stand alone shower enclosure.

To the front of the property is a tarmac driveway for 1/2 vehicles in tandem leading to the garage. Immediately in front of the property is an area of lawn with a level path that leads directly to the covered storm porch. A pedestrian gates gives access to the garden. The garage has been subdivided into 2 areas. To the front is a storage area accessed by an electric roller garage door. To the rear of the garage is a large insulated store room with a door out to the garden. Subject to planning permission and some minor alterations this could be altered to create a home office or hobbies room. Alternately you could easily remove the stud partition reverting it back into a single garage.

Adjoining the conservatory is a nicely paved patio perfect for sitting out and enjoying the sun. Beyond there is an area of lawn with a gravel garden at the bottom of the garden. Behind the garage is a greenhouse ready made for those with green fingers!



Situation

St Giles-on-the-Heath is conveniently located between the market towns of Launceston and Holsworthy and provides an ease of access to the A30 dual carriageway being just 5 miles away. The village boasts a sub Post Office/general store, 'Pint & Post' public house, village hall, church and a well regarded county Primary School.

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula 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 whilst providing great access to Plymouth and Exeter and beyond. 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

From Launceston follow the A388 North towards Holsworthy for 4/5 miles into the village of St Giles-on-the-Heath. Turn right into Moorfield Road and follow this for a short distance passing Crabb's Close where the property will be seen on your right hand side.

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Entrance Hallway

Kitchen
9'6" x 8'6" (2.90m x 2.61m)

Living Room
15'1" x 10'11" (4.60m x 3.35m)

Dining Room / Bedroom 2
14'4" x 8'6" (4.39m x 2.60m)

Bedroom 1
11'5" x 11'1" max (3.48m x 3.38m max)

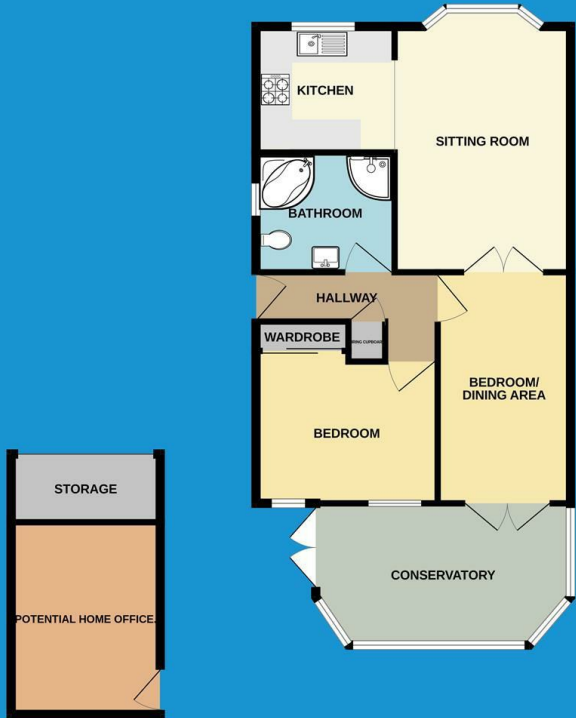
Bathroom

Conservatory
15'5" max x 10'2" (4.71m max x 3.10m)

Potential Home Office
11'3" x 7'5" (3.45m x 2.27m)

Storage Area
7'5" x 3'6" (2.27m x 1.07m)

Services
Mains Electricity, Water and Drainage.
Central Heating Type - Storage Heaters
Council Tax Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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