



26 Tor View

Tregadillett | Launceston



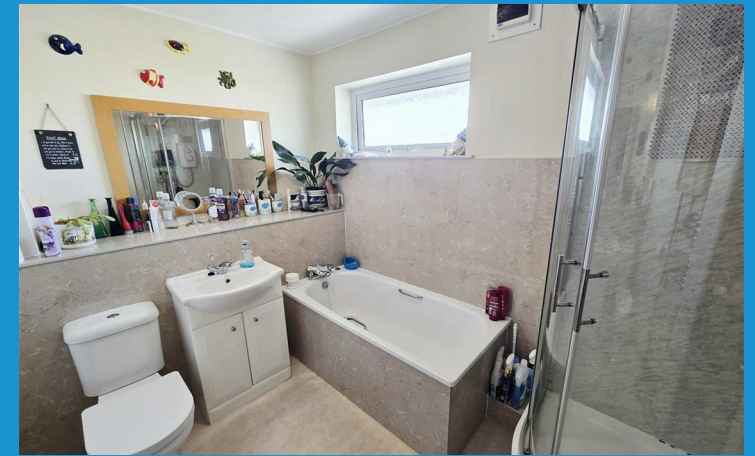
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A spacious 3 bedroom property featuring a good amount of off-road parking at the front alongside an enclosed garden and workshop, plus a spacious open-plan reception area. The property can be found in a corner cul-de-sac position within a popular village location.

The property is approached at the front, where there is a driveway and parking area for numerous vehicles. There is a useful workshop lean-to at the side. The entrance to the property is into a porch at the front. From here, a door leads into a kitchen which has a range of wall and base units and space for appliances. At the side, there is a useful study/reception room which could also be utilised as an occasional 4th bedroom if required. The main reception space is a great open-plan area, the living room houses a wood burner which has a back boiler that heats the hot water and radiators when lit and the dining room has space for a large table and chairs. From here, there is a garden room at the rear of the property with windows overlooking the garden.

On the first floor there are the 3 bedrooms alongside a well appointed family bathroom. Bedroom 1 is a good size and is rear aspect overlooking the garden. Bedroom 2 is also rear aspect double room with space for freestanding furniture. Bedroom 3 is another good size double room with a fitted wardrobe/ airing cupboard and is front aspect alongside the bathroom. There is a great rooftop view from the front bedroom over the surrounding countryside. The rear garden is low-maintenance and mainly laid to patio, with a vegetable area and a shed/workshop at the rear. A gate provides access to the side and there is a door into the lean-to workshop at the side of the property.



### 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 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 and follow the road as it naturally leads into Tor View where the property can be found on the right hand side.

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**Porch**  
6'4" x 3'0" (1.94m x 0.93m)

**Kitchen**  
12'7" max x 9'8" max (3.85m max x 2.97m max)

**Study**  
15'7" x 7'4" (4.75m x 2.25m)

**Living Room / Dining Room**  
18'0" max x 11'6" (5.51m max x 3.51m)  
3.51m narrows to 2.56m

**Garden Room**  
10'2" x 7'5" (3.12m x 2.27m)

**First Floor**

**Bedroom 1**  
12'0" x 8'0" (3.68m x 2.44m)

**Bedroom 2**  
9'8" x 8'5" (2.97m x 2.59m)

**Bedroom 3**  
9'6" x 8'0" (2.92m x 2.44m)  
2.92m narrows to 2.28m

**Shower Room**  
8'5" x 6'9" max (2.58m x 2.08m max)

**Lean To Workshop At The Side**  
14'8" x 7'3" (4.49m x 2.21m)

**Potting Shed**  
7'1" x 6'2" (2.18m x 1.90m)

**Shed/Store**  
11'11" x 8'0" (3.64m x 2.46m)

**Services**  
Mains Electricity, Water and Drainage  
Council Tax Band B

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			69
<b>England &amp; Wales</b>		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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