

Tregadillett | Launceston





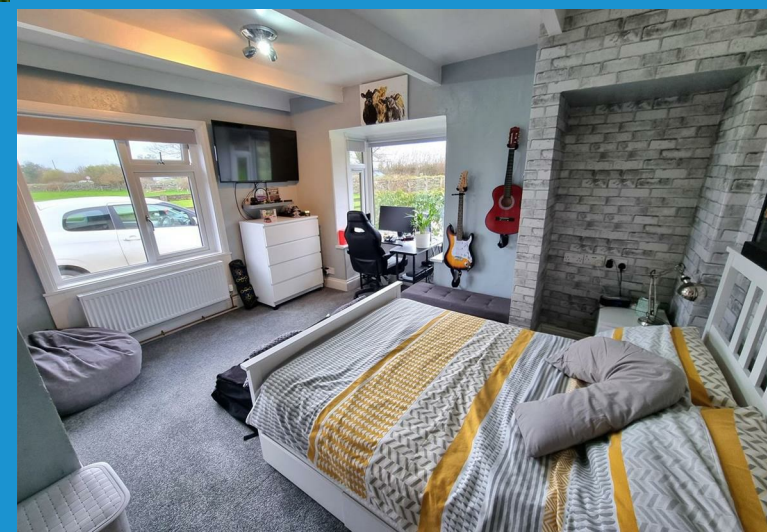
This very well presented 3 bedroom detached bungalow sits within a mature garden adjoining open countryside close to a popular village. Extended to the rear, most of the rooms from the property enjoy views over open countryside or across the beautifully landscaped gardens.

From a welcoming hallway you enter into an open plan kitchen/dining room with French doors off the dining area opening out to the sizable covered terrace. The kitchen area has a range of eye and base level units with a picture window overlooking adjoining countryside. The separate side aspect sitting room with views across fields is centered around a multi fuel wood burner.

The master bedroom is dual aspect with a box bay window plus side aspect French doors accessing the garden. Generously proportioned there is plenty of space for freestanding bedroom furniture. To the rear of this bedroom is a doorway through to the large en-suite shower room. Bedroom 2 is also dual aspect room with another feature box bay window overlooking the front garden. There is also a side aspect window with a view towards open fields. Bedroom 3 is located within the extension and is a double bedroom with an en-suite shower room leading off.

Open countryside is adjoining the level plot to 2 sides. A five bar gate opens onto a gravel driveway offering ample off-road parking for several vehicles. The gardens have been well tended by our vendors and offer a variety of colour and interest all year round. Well-stocked and planted with a range of mature trees and shrubs, areas of lawn can be found interspersed between mature trees. Adjoining the kitchen is a large covered terrace ideal for outside dining. Beyond here is a useful detached garden shed. In total the plot is approximately quarter of an acre.

During our vendors ownership they have completed a lot of works including new windows throughout and a new air source central heating system.



- Well presented detached bungalow
- 3 bedrooms & 2 shower rooms
- Open plan kitchen & dining room
- Separate sitting room with fireplace
- Mature gardens to two sides
- Adjoins open countryside to the side and rear
- Plenty of driveway parking
- Close to Tregadillett and A30

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

Postcode for the property is PL15 7EU. 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. the property will be seen on your left before you enter the village.



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Entrance Hallway

7'2" x 3'11" (2.20m x 1.20m)

Dining Room

10'5" x 7'4" (3.20m x 2.26m)

Kitchen

12'2" x 8'3" (3.73m x 2.54m)

Sitting Room

14'7" x 12'5" (4.45m x 3.81m)

Inner Hallway

4'9" x 4'5" (1.45m x 1.37m)

Bedroom 1

17'3" x 10'0" (5.26m x 3.07m)

En-Suite

9'3" x 6'0" (2.82m x 1.83m)

Bedroom 2

13'10" x 11'1" (4.24m x 3.40m)

Bedroom 3

14'4" x 7'8" (4.39m x 2.36m)

En-Suite

8'11" x 7'6" (2.72m x 2.31m)

Services

Mains Electricity, Water and Private Drainage.

Private Drainage - Septic Tank In The Rear Field. (Vendors Have A Right Of Way Over The Field Behind To Maintain The Septic Tank)

Air Source Heat Pump Provides Heating & Hot Water To The Property.

Water Solar Panels (But Currently Disconnected)

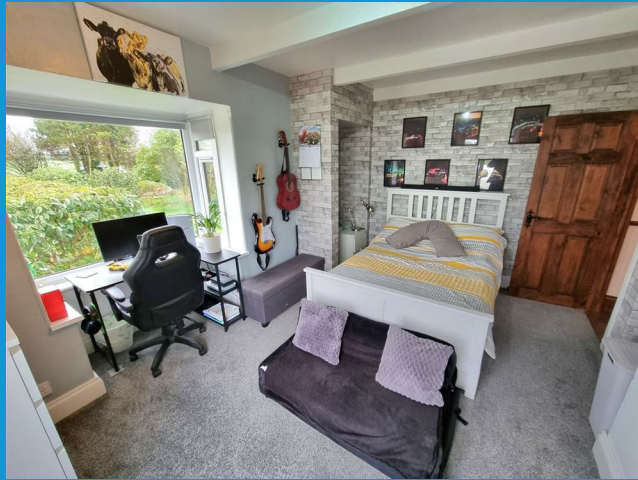
Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.