



## JUBILEE BUNGALOW

Lewannick, Launceston, Cornwall, PL15 7QD

£399,000 FREEHOLD



A spacious detached bungalow offering three double bedrooms along with a large enclosed garden, a sweeping drive and garage parking. It is situated within the centre of the popular village of Lewannick and comes to the market with no onward chain.

## Key Features

- This detached bungalow is situated within an enviable location close to the village centre.
- Three double sized bedrooms, one en-suite.
- Large lounge/dining room and spacious kitchen plus utility room.
- Refurbished family shower room.
- Oil fired central heating and double glazing.
- The garden is large, level and enclosed by timber fencing.
- Convenient access to the A30 dual carriageway.

## Overview

This spacious 1970's bungalow comes to the market with no onward chain. Our vendors have worked hard during their three year ownership to create a third double bedroom from one of the attached garages. The new room enjoys the exclusive use of a tiled modern en-suite shower room/WC. The two other bedrooms are also double in size and are served by a recently refurbished family shower room that is fully tiled to both walls and floor. There is a large walk in modern shower with a glass screen, a white hand basin and matching WC.

The kitchen is a good size and enjoys an array of white fronted units both above and below a wood effect roll top working surface. There is plumbing and space for a dishwasher. The electric double oven, hob, extractor fan and the fridge/freezer are included within the sale. There is a separate utility room that has plumbing and space for a washing machine, a stainless steel sink and drainer.

The lounge/dining room can accommodate a family sized dining table and chairs and still allows space for more comfortable furniture arranged around the focal points of the fireplace and television. The home is heated by oil fired central heating and is double glazed.

Outside, the rear garden is fairly level and mainly laid to lawn with a central paved patio. It is enclosed by timber fencing and enjoys a view of the village church tower and clock situated close by. The property is approached from the village road by a private sweeping drive which provides access to a single garage and off road parking for numerous vehicles.

This bungalow would suit buyers looking for a family home as the primary school is close by or purchasers looking for single storey level accommodation.



## The Area

A short distance away there are many village amenities to include a General Store/Sub Post Office, Parish Church, County Primary School, Public House/Restaurant and Village Hall. The ancient former market town of Launceston lies approximately 6 miles away and boasts a wider 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.



## Services and Utilities

Mains water, electricity and drainage.

Local Authority: Cornwall Council.

## Broadband and Mobile Phone:

We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

## Directions

From Launceston Town Centre proceed along the A388 (Western Road). Upon reaching Pennygillam Roundabout take the first left hand exit sign posted towards Bodmin heading Westbound along the A30 dual carriageway. Proceed for approximately 6 miles taking the left hand exit towards Lewannick. Upon exiting the slip road take the left hand turning proceeding up in to the village. As you enter the village of Lewannick continue heading around passing the Church on the left hand side into Callington Road. After a short distance the entrance to Jubilee Bungalow will be identified on the left hand side.

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## View this property

Please contact our Launceston Office on 01566 776211

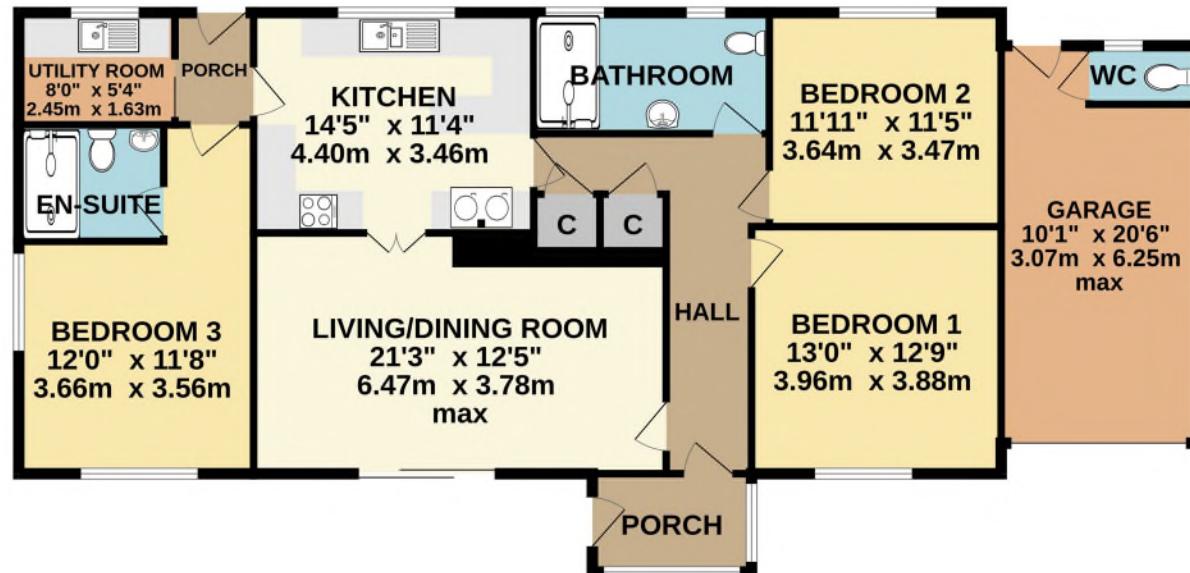
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### Viewing

Please contact our **Launceston** office on **01566 776211** if you wish to arrange a viewing appointment for this property or require further information.



Floor plan is for identification purposes only and is not to scale.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - [www.webbers.co.uk](http://www.webbers.co.uk) Purchasers should be aware that any property let out must currently achieve a minimum band E on the EPC rating. **We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>**

