



**17 Edwards Road,  
St. Giles-on-the-Heath, Launceston, PL15 9SZ**

Guide Price £169,950 Freehold





## A comfortable semi-detached house in a popular self-contained village

- No Onward Chain
  - 2 Bedrooms
  - Kitchen
  - Lounge
- Enclosed Garden
- Single Garage
- Double Glazed Throughout
- EPC D & Council Tax B

**SITUATION** Located in the 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 2 bedroom semi-detached home, situated within the heart of the village of St. Giles-On-The-Heath, would benefit from some updating. The accommodation is clearly illustrated on the floorplan and briefly comprises: double glazed entrance porch leading into hallway with stairs rising to the first floor and spacious under stairs storage cupboard.

Kitchen with windows to the front and side aspects. A range of wall and base units with work surfaces over incorporating a 1½ bowl stainless steel sink and drainer. Space and plumbing for a washing machine, space for an under-counter fridge and space for electric cooker. Lounge with French doors opening directly onto the garden.

Stairs rise to the first-floor landing leading to bedroom 1, featuring a double-glazed window to the rear with countryside views beyond.



Bedroom 2 has a window to the front elevation and a built-in storage cupboard housing the hot water cylinder. The bathroom comprises a low-level WC, pedestal wash hand basin, bath with single taps and double-glazed window to the side.

**OUTSIDE** The garden is L-shaped, laid mainly to lawn with hedge and fence boundaries. A pedestrian gate provides side access.

Situated close to the property is a single garage with up and over door with parking to the front of the garage for one vehicle.

Please note that the driveway immediately to the left of the property does not belong to 17 Edwards Road.



**SERVICES** Mains electricity, mains water and mains drainage. Electric heating. Council Tax Band: B. Full EPC document available on request. For broadband and mobile connections please visit the 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.

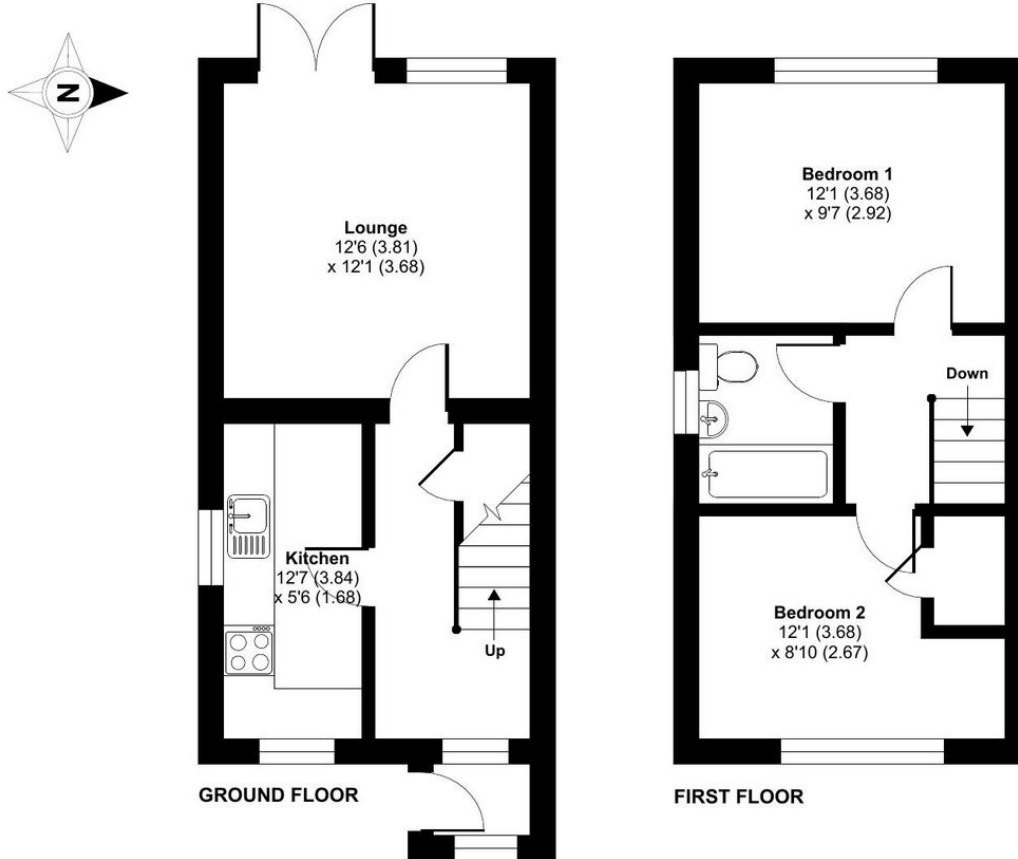
**DIRECTIONS** From Launceston, take the A388 north towards Holsworthy. Pass Homeleigh Garden Centre on the right-hand side and follow this road for 3 miles. In St. Giles on the Heath, take the second right hand turning into Moorfield Road, take the first right again into Edwards Road, carry on and take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

Sat Nav: PL15 9SZ

What3Words: ///scouts.scoping.trapdoor

Approximate Area = 647 sq ft / 60.1 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). © nichecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1511285



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

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