



Dennis Gardens  
Tregadillett | Launceston



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Recently improved and updated is this 2 double bedroom semi detached bungalow in a popular village location. The accommodation has been altered to create a fantastic rear aspect kitchen/dining room. Outside are front and rear gardens plus a garage and driveway parking.

You enter the property into an L shaped hallway with all accommodation leading off. The sitting room is front aspect and a particularly good size. Next to the sitting room is the main bedroom which is a good size dual aspect double. Bedroom 2 is another double bedroom which is rear aspect offering plenty of room for freestanding furniture. Both bedrooms share use of the refitted shower room which has a matching 3 piece suite including a stand alone shower enclosure.

Overlooking the rear garden is the extended kitchen/dining room which is a fantastic room with lots of light and space. The kitchen has a range of modern eye and base level units with plenty of worktop space. Beyond the kitchen, in front of the French doors, is a dining area perfect for family get together's.

To the side of the property is a single garage with an electric roller door. In front of the garage is tandem off road parking for 1/2 vehicles. In front of the property is an area of lawn and a mature hedge. The rear garden is fully enclosed to all sides and has an area of lawn flanked by a well stocked flower border. Beyond the lawn is a detached summer house and a further detached workshop area. Adjoining the rear of the property are composite pathways to the side and rear allowing for greater access into the garden and garage.

In recent years the property has been totally re configured and updated along with works to the roof and heating system.



### 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 to the property is PL15 7HD. 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' and turn right into Dennis Gardens where the property will be seen on your left hand side.

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**Sitting Room**  
17'7" x 9'7" (5.36m x 2.94m)

**Kitchen/Dining Room**  
15'8" max x 11'6" max (4.80m max x 3.52m max)

**Bedroom 1**  
12'4" x 9'8" (3.78m x 2.95m)

**Bedroom 2**  
9'7" x 12'2" (2.94m x 3.71m)

**Shower Room**  
6'4" x 5'0" (1.94m x 1.54m)

**Garage**  
17'2" x 9'11" (5.23 x 3.02)

**Services**  
Mains electricity, water and drainage.  
Council tax band B.



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