view property

Town • Country • Coast



Taladowr, Launceston

Price Guide £495,000

3 2 1









Taladowr

Launceston

Nearing completion is this stunning 3 double bedroom (1 en suite) dormer bungalow. Affording some unrestricted rural views to the rear this property warrants an internal viewing to appreciate its position. The property is only 1 of 3 being built by a local reputable builder with a high standard of finish.

At this stage the property offers a purchaser the ability to choose their individual finishes including kitchen style, tiles, doors, appliances etc in conjunction with the builder. You step into a hallway with a staircase rising to the first floor. Ahead is the generous size sitting room with a window and sliding doors opening out to the balcony area which has a superb view of the nearby countryside. The kitchen/dining room is dual aspect. The kitchen area will have a range of modern and contemporary units with a range of integrated appliances (to be confirmed). It's anticipated the kitchen will have a pull out larder cupboard with soft close doors and draws. The appliances will be a 4 ring hob top with an extractor, oven/grill and dishwasher.

The dining area is a good size offering plenty of space for a table and chairs. Leading off here is a utility room, shower room and door to the integral single garage. Also on the ground floor are 2 double bedrooms each with built in storage both of which will share a family bathroom.

Stairs from the hallway take you up to the main dual aspect bedroom which enjoys a wonderful view over the garden and adjoining fields to countryside beyond. Leading off the bedroom is an en suite shower room.

In front of the property is a brick paved driveway offering ample off road parking. Opposite the property is an additional parking space and lawn. To the rear of the property is an enclosed garden adjoining open countryside The garden is laid to lawn with a balcony area leading off the sitting room with steps into the garden.





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Entrance Hallway	
Living Room	15'11" x 11'11" (4.87m x 3.65m)
Kitchen & Dining Room	22'11" x 10'8" (7.01m x 3.27m)
Utility Room	
Shower Room	
Bedroom 2	15'1" x 10'9" (4.60m x 3.28m)
Bedroom 3	11'2" x 10'9" (3.42m x 3.28m)
Bathroom	7'4" x 5'10" (2.24m x 1.79m)
First Floor	
Bedroom 1	16'3" x 15'11" (4.97m x 4.87m)
En-suite	6'10" x 5'4" (2.09m x 1.64m)
Services	
AGENTS NOTE	

Directions









The postcode to the property is PL15 9RF. From Launceston exit the town through Newport and up St



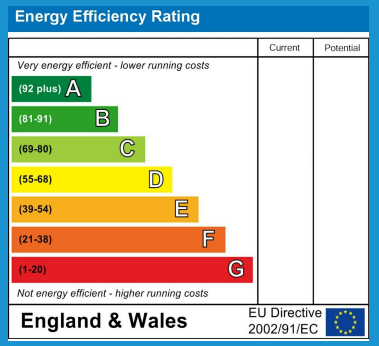
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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AML Checks

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