

Todda Close  
Bolventor  
Launceston  
PL15 7FP

Asking Price £310,000

- Modern Semi-Detached Spacious Home
  - Sought After Location
- Three Bedrooms With Master En-Suite Shower
  - Remainder Of LABC Warranty
    - Countryside Views
- Parking & Space For Garage
  - Air Source Heating Pump
  - Excellent Local Walks
  - Easy Access To A30
  - Scan QR For Material Information



Tenure - Freehold

Council Tax Band - C

Floor Area - 98.00 sq ft



Built in 2017, this superbly appointed home benefits from the remainder of the LABC 10-year warranty and is designed for efficiency with uPVC double glazing throughout and air source heating. Immaculately presented, the accommodation includes a generous entrance porch and hallway with a cloakroom, a stylish kitchen/diner featuring a modern range of units and integrated appliances, and a spacious lounge with patio doors opening onto the garden. The first-floor landing leads to three well-proportioned bedrooms, including one with an en-suite shower room, along with a luxurious family bathroom.

Outside, a block-paved driveway offers parking for two cars, while pedestrian access leads to the side garden with a detached workshop. The level lawned gardens, complete with a patio, back onto open farmland, creating a peaceful and private outdoor space. Ideal for those seeking a modern family home with ample outdoor space, this property is also perfectly positioned for commuters and those wishing to stay connected with family.

#### LOCATION

Located within this quiet and private cul-de-sac of cleverly positioned modern homes, the property is within a short walk of the famous Jamaica Inn, which is steeped in history and featured prominently in Daphne du Maurier's smuggling classic, Jamaica Inn. The Inn itself sits between Launceston and Bodmin and visitors can travel back 300 years to experience something of the romance, folklore and villainy associated with this historic coaching inn and the area. Launceston and Bodmin are easily accessible via the A30, and provide the area with many recreational, educational and commercial purposes, as well as all of the major supermarkets, shops, restaurants, cafes etc. Bodmin Parkway main railway station is a 20 minute drive away. Exeter is approximately 53 miles away and the main railway network to London Paddington station. Exeter provides an excellent international Airport. Plymouth is approximately 31 miles south which offers regular cross Channel ferry services to France and Spain. The Cathedral City of Truro is 35 miles with stunning Cornish beaches all close at hand as well as excellent dog walking at quiet yet popular spots such as Colliford Lake (seen from the rear elevation) and sought after Dozmary Pool and Golitha Falls within a short drive.

#### THE ACCOMMODATION COMPRISES

(all measurements are approximate)

Frosted uPVC glazed front door into;

#### Entrance Porch:

Electric fuse board. Telephone point. Coat hooks. Laminate flooring extending throughout the ground floor. Glazed door into;

#### Entrance Hall:

Radiator. Built-in double cupboard with hanging rail and shelves. Stairs rising to first floor.

#### Cloakroom:

6'0" x 3'1" (1.83 x 0.94)

Frosted window to side. Low level WC and pedestal wash hand basin, with tiled splashback. Radiator. Extractor fan.

#### Kitchen/Diner:

16'5" x 11'6" (5 x 3.51)

Window to front with views towards Bodmin Moor. Superbly fitted with a range of Shaker style wall and base units with square edge wood block effect worktops. Inset 1.5 bowl sink unit with mixer tap. Tiled splashback to walls and window sill.

Integrated appliances including Dishwasher, Fridge/Freezer and Washing Machine. Eye level electric double oven. Ceramic hob with stainless steel extractor above. Radiator.

#### Lounge:

19'5" x 11'6" (5.92 x 3.51)

Patio doors and window to rear with a pleasant aspect overlooking the gardens and adjoining farmland. 2 Radiators. Two TV points and Telephone point. Built-in cupboard housing hot water tank.

From the Hallway, stairs rise to

#### First Floor Landing:

9'10" x 4'4" (3 x 1.32)

Window to side with open views. Access to insulated roof space. Built-in airing cupboard with slatted shelving.

#### Principal Bedroom:

11'5" x 9'7" (3.48 x 2.92)

Window to rear enjoying stunning rural and moorland views towards Colliford Lake. TV Point. Radiator. Built-in wardrobe with hanging rail and shelf. Door to;

#### En-Suite Shower Room:

6'9" x 2'7" (2.06 x 0.79)

Recessed shower cubicle with mains fed shower with attractive tiled splashback. Low Level WC. Chrome heated towel rail. Extractor fan.

#### Bedroom Two:

13'8" x 11'6" max into recess (4.17 x 3.51 max into recess)

Window to front with pleasant views towards the moors. Radiator.

#### Bedroom Three:

9'3" x 7'7" (2.82 x 2.31)

Window to rear enjoying the superb views across open farmland, moors and Colliford lake. Radiator.

#### Bathroom:

7'4" x 5'11" (2.24 x 1.8)

Frosted window to front. Luxury suite with modern panelled bath and mains fed shower over and glazed shower screen. Pedestal wash hand basin with tilted modern mirror over. Low level WC. Shaver points. Chrome heated towel rail. Attractive tiled splashback to water sensitive areas.

#### Outside:

The property is approached over a block paved driveway providing parking for two vehicles. Area of level front lawn. A pedestrian gate to the side gives access to;

#### Detached Workshop:

Window to rear. Light and power connected.

We are informed by the vendor that when the property was originally constructed planning included permission for a Garage and there is space for this, which could still be subject to any necessary planning or building regulation consents.

A side gravelled area leading around to the rear garden. Patio area and steps up to the level lawn bordered by established flower beds and stone walling, backing onto open farmland. Outside power points, lighting and tap. Air source heat pump.



#### Agents Notes:

The cul-de-sac of Todda Close is subject to an annual Management Charge to include communal areas and maintenance of sewage/drains. Currently the fee is £790.00 per annum.

#### Directions:

From Launceston continue along the A30 dual carriageway until you take the slip road on the left signposted for Bolventor, St Neot and Jamaica Inn. At the junction turn left and proceed up to the Jamaica Inn and just opposite here turn left signposted to Dozmary Pool and St Neot, then turn left into Todda Close and the property will be found on the right hand side.

#### Material Information:

Verified Material Information

Council tax band: C

Council tax annual charge: £2082.25 a year (£173.52 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Central heating

Heating features: Double glazing and Air source heat pump

Broadband: FTTC (Fibre to the Cabinet)

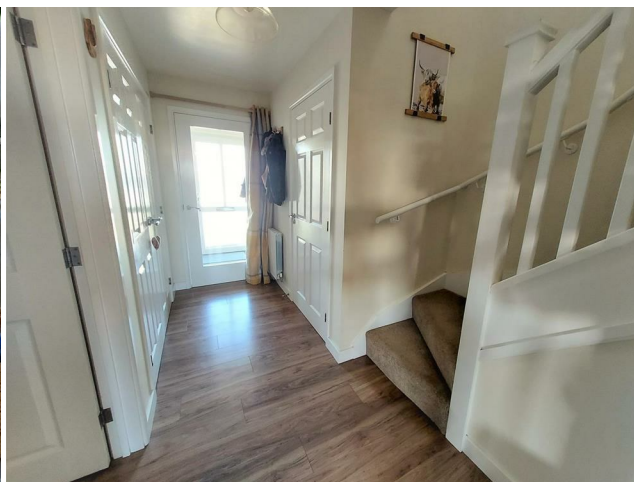
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No





Todda Close, Bolventor, Launceston, PL15 7FP

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Ramped access, Wide doorways, Level access, and Lateral living

Coal mining area: No

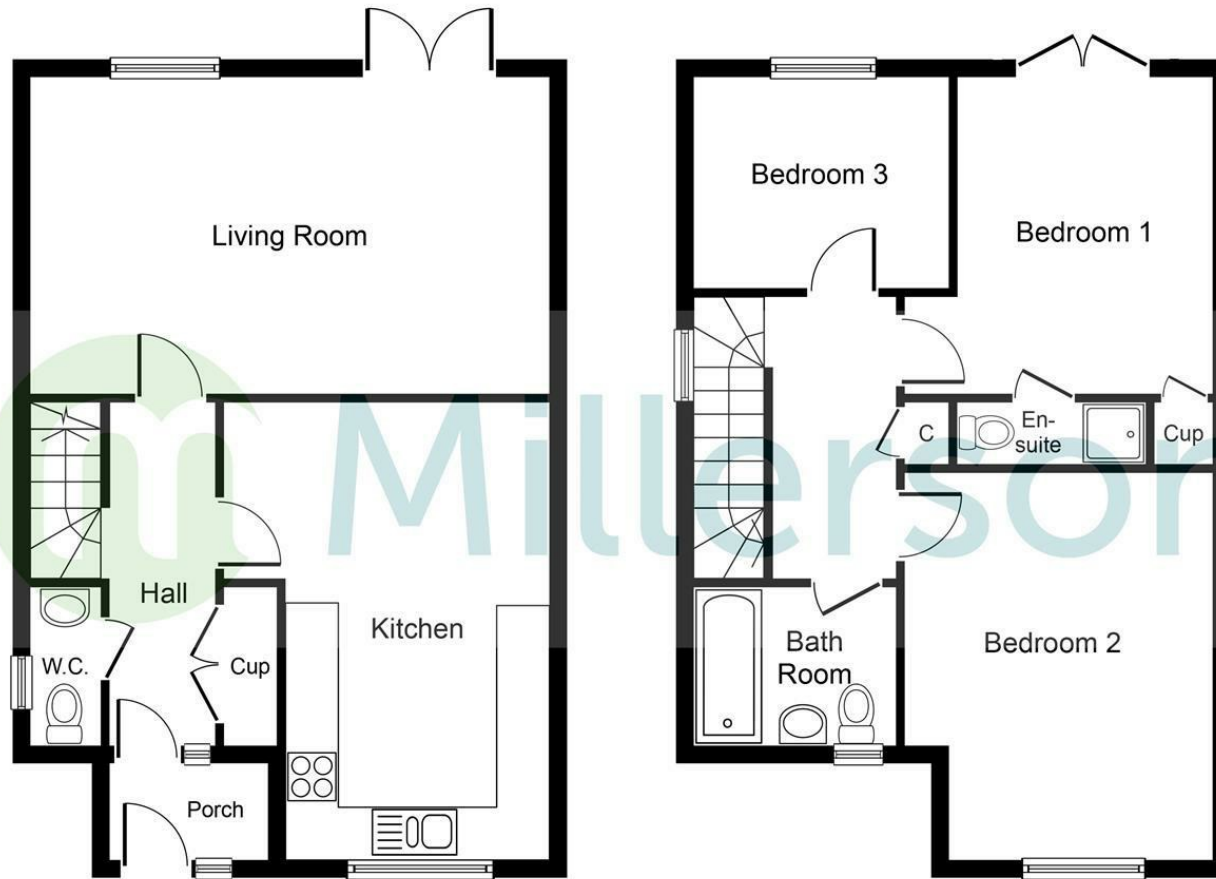
Non-coal mining area: Yes

Energy Performance rating: B

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





**Ground Floor**

**First Floor**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		86	
(69-80) C			
(55-68) D			
(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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Please Speak to Our Lettings Area Manager

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