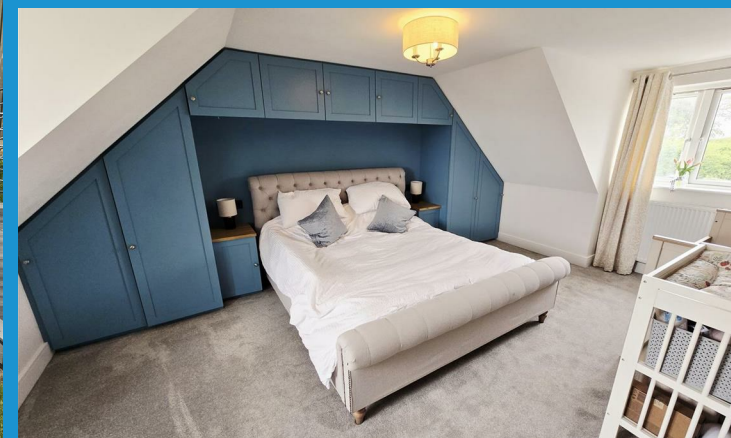




Taladwr
Boyton | Launceston | Cornwall



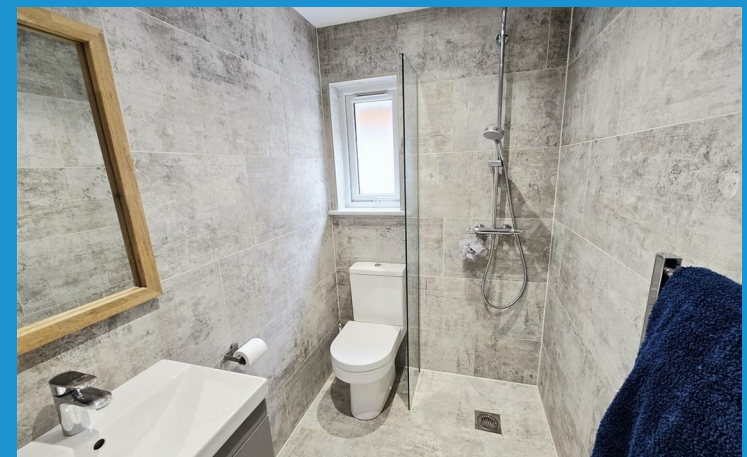
An impressive 3 double bedroom (1 en suite) dormer bungalow. Affording some unrestricted rural views to the rear this property warrants an internal viewing to appreciate its position. The property is only 1 of 3 being built by a local reputable builder with a high standard of finish.

You step into a hallway with a staircase rising to the first floor and an understairs storage area. Ahead is the generous size sitting room with windows 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 and a great sized family room. The kitchen area has a range of modern and contemporary units with a range of integrated appliances and a great view from a picture window at the rear.

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 rooms share a spacious family bathroom.

Stairs from the hallway take you up to the main dual aspect bedroom which is a great size and enjoys a wonderful view over the garden and adjoining fields to the 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 leading to the garage. To the rear of the property is an enclosed garden adjoining open countryside with far reaching views. The garden is laid to lawn with a balcony area leading off the sitting room with steps into the garden.



Situation

Boyton that is approximately 6 miles from the market town of Launceston and offers a Parish Hall, Primary School and Methodist Church. Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9RF. From Launceston exit the town through Newport and up St. Stephens Hill using the B3254. Follow this road through the villages of Yeolmbridge and Ladycross. At Ladycross, turn right, signposted 'Boyton' follow this road for approximately 2.5 miles. As you enter the village the property will be seen on your left hand side.

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Town • Country • Coast

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

Mains Electricity, Water and Private Drainage.

Air Source Heat Pump

Property owned solar panels

Underfloor Heating Downstairs with remote smart system.

Council Tax Band D (assumed)

AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

IMPORTANT:

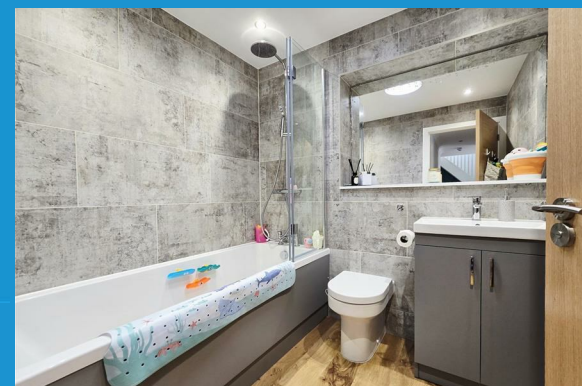
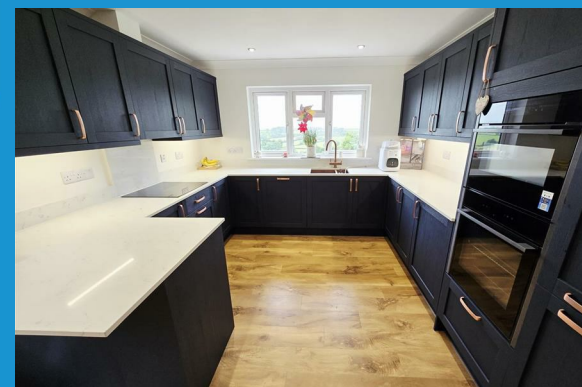
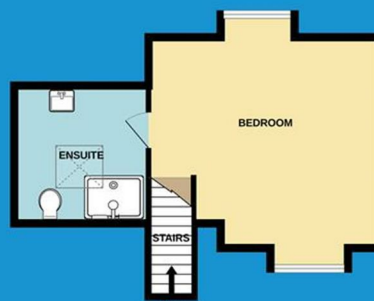
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	92
(81-91) B		
(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

Ground Floor



First Floor



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