32 Prouts Way

Tregadillett | Launceston

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Price Guide £255,000

Enjoying a quiet cul-de-sac position is this modern 2 bedroom semi detached bungalow within walking distance of village amenities. West facing enclosed rear garden and a detached single garage with parking.

Leading off the entrance hallway is a kitchen with a range of eye and base level units leaving space for white goods. Next to the kitchen is a rear aspect sitting/dining room overlooking the rear garden. To one side is an open fireplace with a multi fuel wood burner perfect for winter evenings. A door leads out to a double glazed conservatory with a further door out to the garden.

There are 2 bedrooms plus a shower room. The master bedroom overlooks the rear garden and is a good size. Bedroom 2 is front aspect with floor to ceiling mirror fronted wardrobes running along one wall. The shower has a large shower enclosure (where previously a bath once stood).

In front of the property is an area of grass with steps and a path to the front door and access to the rear garden. Beyond here is a detached single garage with an electric door and an off road parking space in front. The rear garden is level and enclosed with an area of lawn flanked by well stocked flowerbeds. Adjoining the conservatory is a patio area. A path continues down the side of the property where there is a pedestrian door into the rear of the garage.

During the vendor's ownership they have added modern electric heaters throughout, added a multi fuel wood burner to the sitting room and added an electric garage door plus further electrical works, to name a few points.

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 7HT. 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. Continue past the Elliott Arm's and at the mini roundabout turn right into Prouts Way and follow this road and take the second left where the property will be seen on your left. WhatThreeWords:-surnames.notices.speech

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Entrance Hallway

Kitchen
9'9" x 8'2" (2.99m x 2.50m)

Sitting Room
17'7" x 12'8" (5.36m x 3.87m)
3.87m narrowing to 3.14m

Conservatory
7'9" x 6'1" (2.38m x 1.86m)

Bedroom 1
12'7" x 10'6" (3.86m x 3.21m)

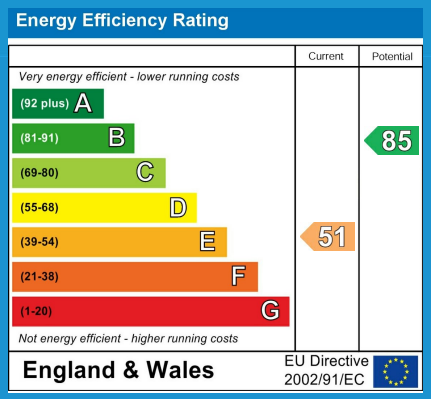
Bedroom 2
9'10" x 9'9" (3.01m x 2.98m)

Shower Room
6'9" x 5'10" (2.08m x 1.79m)

Garage
16'0" x 8'5" (4.88m x 2.59m)

Services
Mains Electricity, Water and Drainage.
Smart Electric Radiators- Newly Fitted.
Council Tax Band B

Agent Note
The current owners have improved the property since the EPC was last done.



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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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