



**45 Hendra Vale,
Launceston, Cornwall, PL15 7HE**

Guide Price £325,000 Freehold





A comfortable detached bungalow in popular residential area, close to town amenities

- No Onward Chain
 - 2 Bedrooms
- Lounge & Conservatory
 - Kitchen
 - Shower Room
- Garage, Carport & Parking
- Level Manageable Gardens
- EPC D & Council Tax D

SITUATION Situated on the edge of the market town of Launceston with its supermarkets, doctors', dentists' and veterinary surgery together with places of worship and numerous sports and social clubs.

The A30 is easily accessed nearby and links the Cathedral cities of Truro and Exeter. Exeter has a mainline railway station serving London Paddington, access to M5 motorway network and an international airport. The City Port of Plymouth is 18 miles to the south with regular ferry services to northern France and Spain.

DESCRIPTION A well-presented detached bungalow built in the 1970s by local builders and having been subject to expenditure and improvement over the last 15 years.



The accommodation is illustrated on the floorplan and briefly comprises: glazed door with side casement window into porch with further glazed door into the entrance hall with airing cupboard with slatted shelves and housing the factory lagged hot water tank. Doors to all rooms.

Spacious double aspect lounge/dining room with radiator and glazed door into the conservatory with laminate flooring, views over garden and courtesy door to side.

The kitchen has a range of base and wall mounted units with laminated work surfaces over, inset stainless steel sink with mixer taps, integral dishwasher, space and plumbing for washing machine, appliance space for upright fridge/freezer, 4 ring gas hob with extractor over and electric double oven with pan storage above



and below. Window with views over the rear garden and Launceston beyond. Glazed door to rear porch with tiled floor and door opening to side garden.

From the entrance hall there is access to the two double bedrooms and shower room with a walk-in shower cubicle, vanity unit with wash hand basin and low flush WC with a concealed cistern. Frosted window to side.

OUTSIDE To the front there is a tarmac drive providing off road parking and a carport which leads to the attached garage with electric roller door and a useful gardener's toilet with low flush WC and wash hand basin.

The gardens are laid mainly to lawn with well defined hedge and fence boundaries, flower beds with shrubs and a pathway that leads around the outside of the property.

The enclosed rear garden has a small greenhouse, timber shed, courtesy door to garage and gates leading back to the front and side of the property.

SERVICES All main services are connected. Double glazed throughout. Mains gas fired central heating. Solar thermal panels. Council tax band D. Full EPC document available on request. For broadband connection and mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the Vendor's appointed Agents, DJR Estate Agents and Auctioneers.

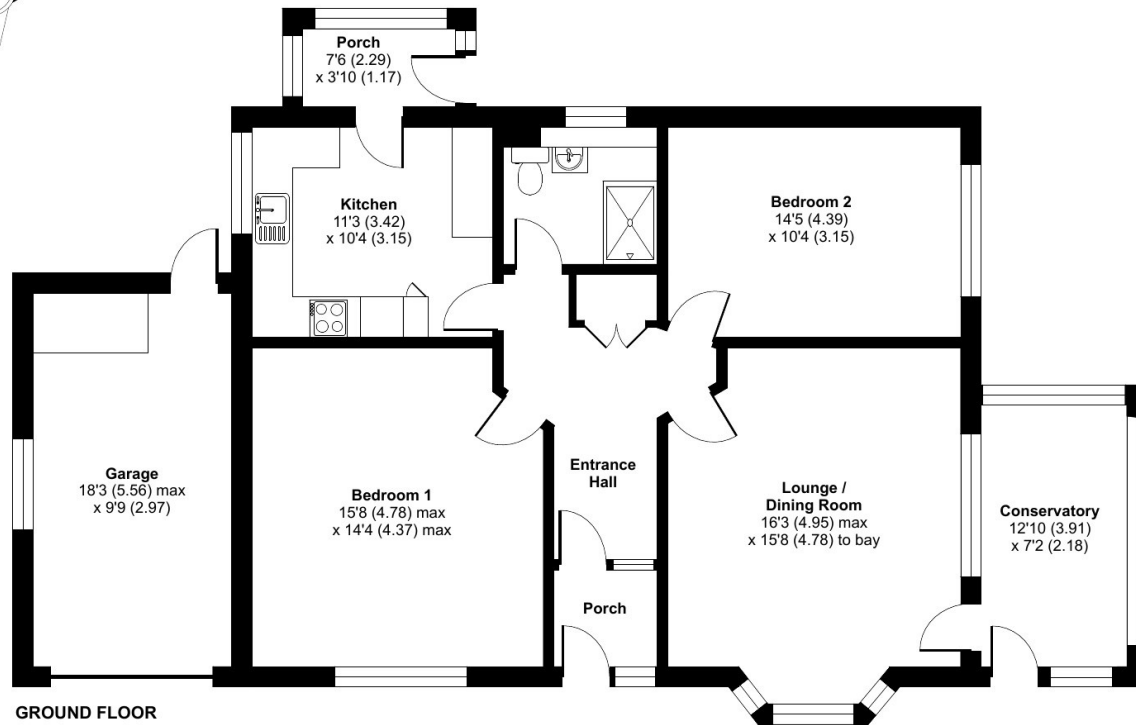
DIRECTIONS From Launceston town centre, proceed along the A388 Western Road towards the A30. Just before the Asda garage, turn left into Hendra Vale and proceed right to the top. The property will be found as the last bungalow on the left hand side, easily identified by the For Sale board.

Sat Nav: PL15 7HE

What3Words: ///called.firebird.writings

Approximate Area = 1283 sq ft / 119.1 sq m (Includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1372936



For more information or to arrange a viewing, please contact us:

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