

KIVELLS

The Jays

Tregadillett, Launceston, Cornwall, PL15 7EU



The Jays

Tregadillett, Launceston, Cornwall, PL15 7EU

Guide Price: £375,000

Three-bedroom detached bungalow, beautifully maintained throughout

Occupying a generous and level plot, offering plenty of space both inside and out

Mature, established gardens complemented by a large covered private terrace, creating a wonderful space for outdoor relaxation and entertaining

Enjoying a popular village location

Offered for sale with no onward chain

EPC - D



Description

A fantastic opportunity to acquire this beautifully presented three-bedroom detached bungalow, enviably positioned within a popular and sought-after village location. Occupying a generous plot with the benefit of few immediate neighbours, the property enjoys a wonderful sense of privacy and offers an appealing combination of comfortable accommodation and excellent outdoor space.

Offered for sale with no onward chain, the property briefly comprises: entrance hallway, dining room, kitchen, living room, two generously proportioned bedrooms, Master with en-suite and a further bedroom with en-suite.

Externally, the property continues to impress, with a gravelled driveway providing ample off-road parking for several vehicles. The beautifully established and mature gardens provide a lovely backdrop to the property, with a large private covered terrace area offering the perfect space for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings. This delightful bungalow offers a rare opportunity to acquire a beautifully maintained home, set within a generous and private plot in a desirable village setting.



Accommodation

The Room Guide

ENTRANCE HALL:

Access via UPVC door. Half height wooden panelling with dado rail. Tiled flooring, pendant light, space for coat and shoe storage. Archway into:-

DINING ROOM:

French doors leading to rear patio area. Half height wooden panelling with dado rail, exposed wooden beams, pendant light, two radiators and wooden flooring. Archway into small lobby area, archway into living room and archway with exposed beams into:-

KITCHEN:

Window to the rear elevation. Range of base and eye level units with roll top work surface and tiled splash backs, inset stainless sink with mixer tap and drainer, inset hob with extractor fan above and oven below. Space for free standing washing machine, dishwasher and fridge freezer. Tiled flooring and pendant light.

LOBBY AREA:

Sky light, extractor fan and space for fridge. Shelving, wooden flooring and wooden door into:-

BEDROOM THREE:

Dual aspect windows to the front and side elevation. Radiator, wooden flooring, two ceiling lights with separate switches, space for double bed and bedroom furniture. Door into:-



Accommodation

The Room Guide

EN-SUITE

Obscure window to the rear elevation. Large walk-in shower with glass screen, close coupled W.C. and sink with mixer tap, tiled splash back and vanity unit below. Half height panelling with tiled surround, tiled flooring, heated towel rail, radiator and door into cupboard housing the water tank and air source heating system.

LIVING ROOM:

Window to the side elevation. Half height wooden panelling with dado rail, radiator, chandelier light and inset woodburner on slate hearth with wooden mantel and wooden flooring. Door into:-

BEDROOM TWO:

Large bay window to the front elevation and window to the side elevation. Radiator, carpeted, spotlights, space for double bed and bedroom furniture.

MASTER BEDROOM:

French doors leading to rear garden and large bay window to the front elevation. Carpet, spotlights, two radiators, space for double bed and bedroom furniture. Door into:-

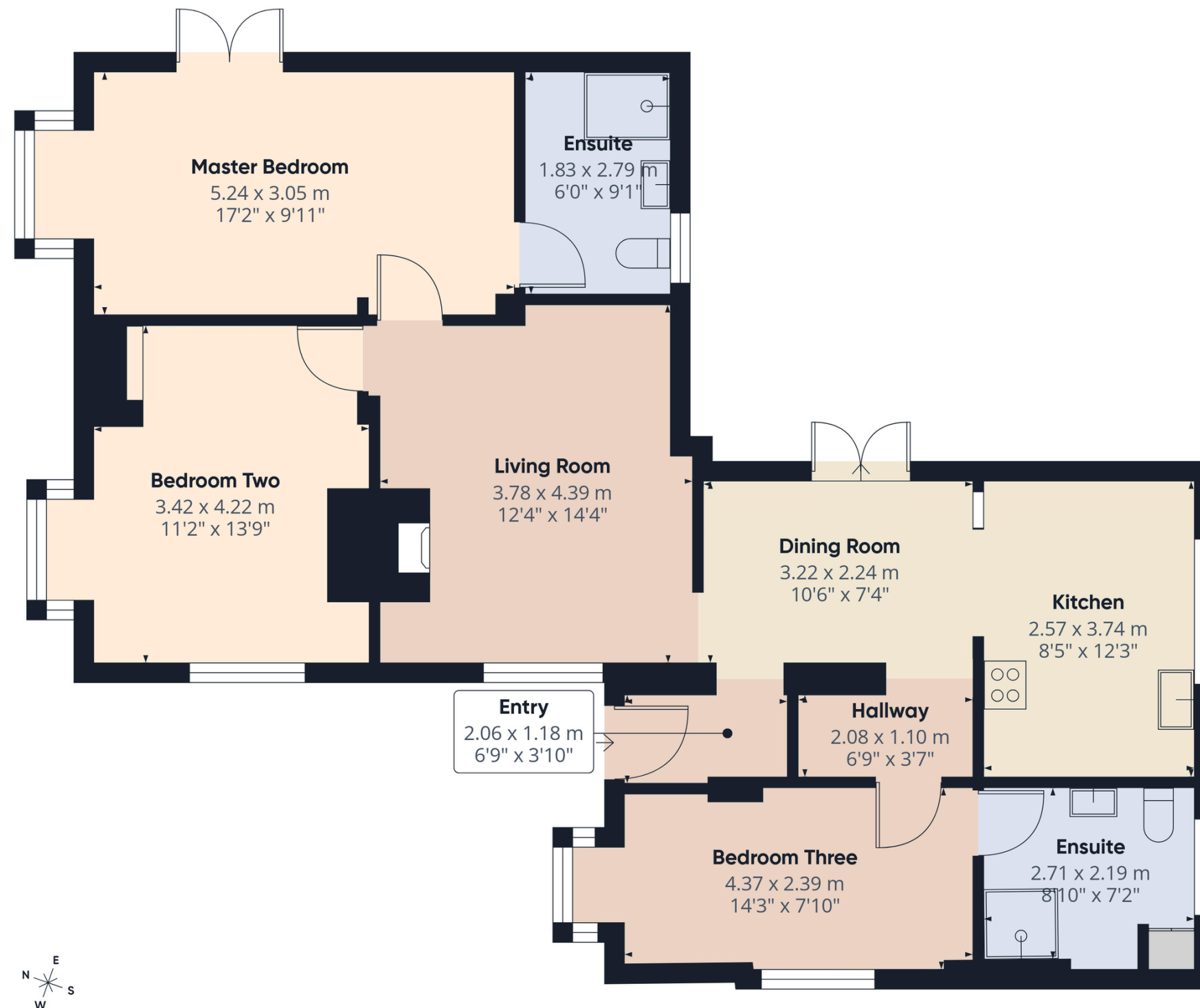
EN-SUITE

Obscure window to the rear elevation. Close coupled W.C., large walk-in shower with glass doors, wash hand basin with mixer tap, tiled splash backs and cupboard below. Half height wooden panelling with tiled surround, radiator, tiled flooring, heated towel rail and round ceiling light.



Floor Plan

See The Layout



Additional Information

Useful Property Information

SERVICES:

Mains electricity and water. Private drainage via a septic tank located in the rear field. The vendors have a right of way over the adjoining field to access and maintain the septic tank. Heating and hot Water is provided by an air source heat pump. One solar panel is installed at the property; however, currently disconnected due to the air source heat pump being efficient enough.

VIEWINGS:

Strictly by appointment only. Please call 01566 777 777 or email launceston@kivells.com to book your viewing.

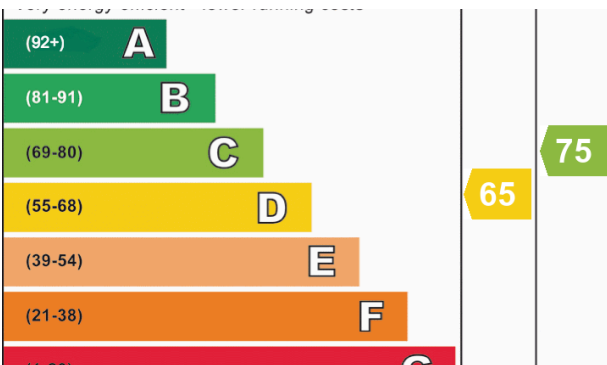
Virtual Tour available on request.

DIRECTIONS:

What3words: /// caps.encodes.tailwind

EE RATING: D

COUNCIL TAX BAND: C



OUTSIDE:

The garden has been beautifully maintained and offers a wonderful array of colour, interest and maturity throughout the seasons. The gardens are well stocked with an attractive variety of mature trees, established shrubs and thoughtfully planted borders, with areas of lawn creating a lovely sense of space between the mature planting. The result is a peaceful and private outdoor setting with plenty to enjoy throughout the year. Adjoining the kitchen is a large covered terrace, providing an excellent sheltered space for al fresco dining, entertaining family and friends, or simply relaxing whilst enjoying the surrounding gardens. Beyond the terrace is a useful detached garden shed, providing valuable additional storage in addition to a metal shed. The property occupies a generous plot extending to approximately a quarter of an acre, offering an enviable amount of outdoor space rarely found with properties of this type.

DISCLAIMER:

Kivells, their clients, and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, boundaries, measurements, or distances are approximate. The text, photographs, CGI's, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other consents, and Kivells have not tested any services, equipment, or facilities. The property is sold subject to all matters in the Property and Charges Register, including rights of way, wayleaves, and easements. Purchasers are deemed to know all boundaries; neither the vendor nor agents will define them. Boundary disputes will be decided by the vendor's agent. Nothing in these particulars constitutes financial advice. Seek your own financial advice. Using Mortgage Genies SW Ltd. services will result in a referral fee of £300 incl. VAT to Kivells. Kivells retains copyright to all sales particulars, photographs, floor plans, sketches, and advertisements.

KIVELLS



2 Broad Street, Launceston, Cornwall, PL15 8AD
01566 777777 | launceston@kivells.com | kivells.com