

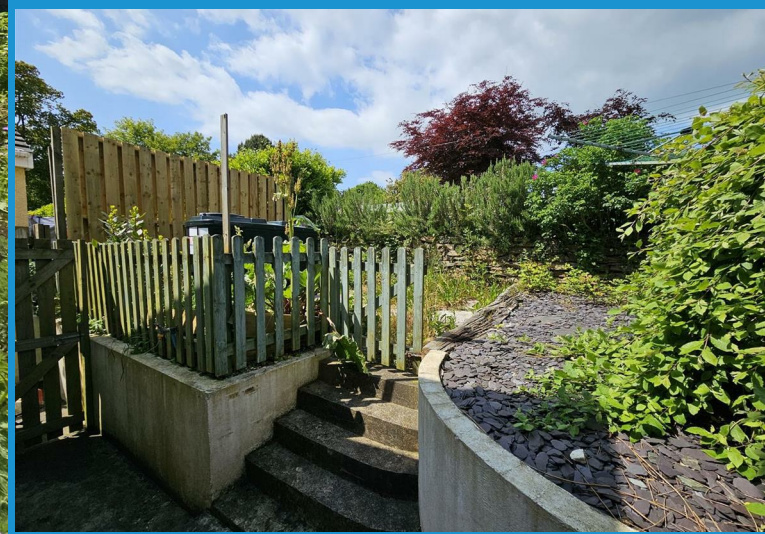




A spacious 4 bedroom detached house situated in a popular and peaceful village location with off-road parking, garage and gardens. The property can be found in a small cul-de-sac and has generous family orientated living accommodation with good bedroom sizes.

Entrance to the property is via a useful porch providing storage for shoes and coats, etc. This leads into an open hallway with stairs to the first floor, further storage and a cloakroom with WC. A door leads into the kitchen which has a range of wall and base units and a window at the rear, with a door into a practical utility room with space for appliances. There is a dining room which is open-plan to the living room, in a 'U' shape with double doors to the rear garden.

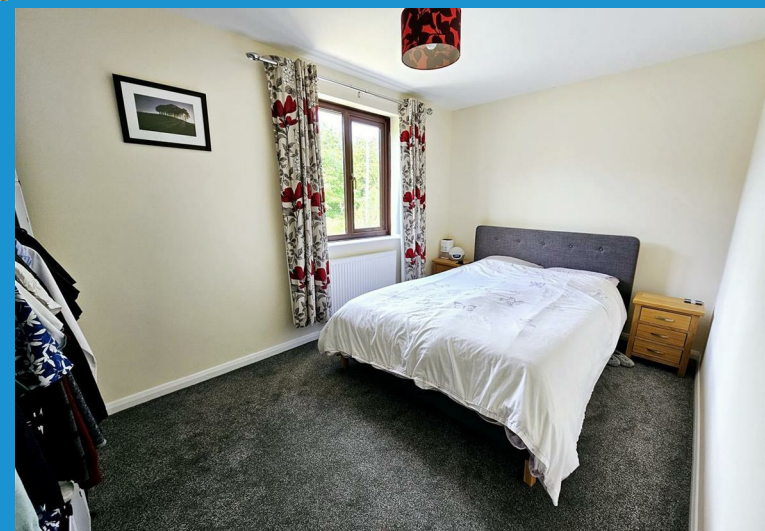
On the first floor there are the 4 bedrooms with the front bedroom featuring a rooftop view towards the countryside in the distance and the rear bedrooms offering a pleasant 'green' outlook also. There is a well appointed family bathroom. Externally there is the driveway and lawned garden at the front with side access around to the rear. The rear garden has a decked area leading off from the house, with a patio and raised garden with a range of plants and shrubbery.

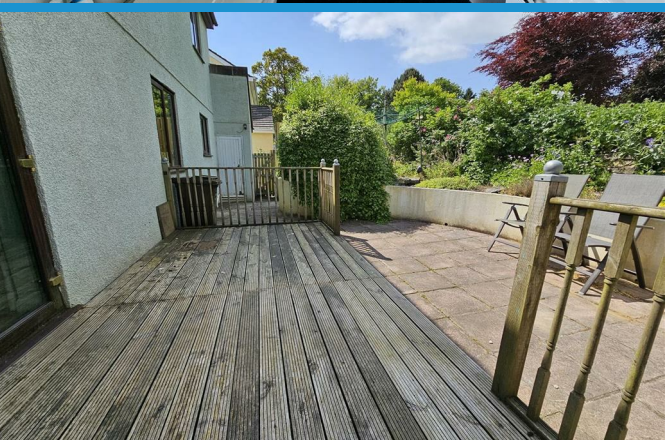


- Detached 4 Bedroom House
- Popular Village Location
- Open Plan Sitting/Dining Area
- Separate Utility Room
- Garage & Off Road Parking
- Enclosed Rear Garden with Decked Area
- Modern Kitchen
- Easy Access to A30
- Front Lawned Garden

Situation

Polyphant is a pretty village just off the A30 in North Cornwall. The village features a quintessential village green as well as a useful shop with a further range of amenities including public house and school in the nearby village of Lewannick. The nearest town is Launceston where there are secondary schools, a thriving town centre and shops alongside supermarkets and retail parks. The A30 offers great access to both the West of Cornwall and into Devon and the City of Exeter.





Entrance Porch
6'8" x 3'4" (2.05m x 1.02m)

Hallway
8'10" max x 8'8" (2.70m max x 2.65m)

Dining Area
11'5" x 8'9" (3.49m x 2.68m)

Living Room
18'0" x 10'8" (5.51m x 3.26m)

W/C
5'6" x 3'1" (1.70m x 0.94m)

Kitchen
12'0" x 8'11" (3.67m x 2.73m)

Utility Room
5'6" x 5'5" (1.69m x 1.67m)

First Floor Landing

Bedroom 1
12'1" x 10'1" (3.69m x 3.09m)

Bedroom 2
8'10" x 6'11" (2.70m x 2.13m)

Bedroom 3
13'11" x 8'9" (4.26m x 2.68m)

Bedroom 4
10'8" x 8'10" (3.26m x 2.71m)

Bathroom
8'8" x 5'6" (2.66m x 1.69m)

Services

Mains Electricity, Water and Drainage.

Oil Fired Central Heating.

Photovoltaic Solar Panels, which are leased and transferable.

Council Tax Band D.

First Floor



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	69
(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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01566 706706 • sales@viewproperty.org.uk
www.viewproperty.org.uk

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.