



Tor View

Tregadillett | Launceston | Cornwall



Town • Country • Coast

Offers In Excess Of £215,000



A well presented two/three bedroom semi-detached bungalow situated in a popular village location featuring driveway off-road parking, garage and a pleasant enclosed garden at the rear. The property features two spacious bedrooms with the main bedroom featuring fitted wardrobes alongside a potential third bedroom which could be used as a study with a door to the rear garden.

The accommodation also includes an entrance porch leading into the hallway which has an airing cupboard. There is a kitchen alongside a spacious living room with a dining area at the rear of the room. There is a well presented shower room and the property has electric heating. At the front there is a garden laid to gravel with a driveway at the side leading to the garage.

The rear garden is mainly laid to lawn with a range of plants and shrubbery providing seasonal colour in the beds. There is a patio area to the rear of the garage.



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 for the property is PL15 7HB. What Three Words 'ourselves.paths.races' will take you to the property. 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. Take the right-hand turning just past 'The Eliot Arms', taking the next right into Dennis Gardens, at the T-Junction take the left turning into Tor View where the property will be seen on your left.

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Entrance Porch

Hallway

Kitchen
9'5" x 8'1" (2.88m x 2.48m)

Living Room
15'9" x 10'9" (4.81m x 3.30m)

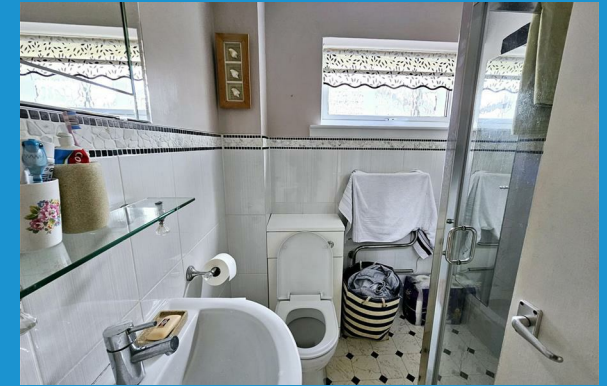
Shower Room
6'6" x 5'8" (2.00m x 1.75m)

Bedroom 1
10'8" x 7'4" (3.27m x 2.26m)

Bedroom 2
11'8" max x 8'10" (3.58m max x 2.71m)
plus wardrobe

Bedroom 3 / Office
7'4" x 6'8" (2.26m x 2.05m)

Services
Mains Electricity, Water & Drainage.
Electric Storage Heating.
Council Tax Band B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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