



## Crockers Way

St. Giles-On-The-Heath | Launceston | Cornwall



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A well presented 2 bedroom semi-detached bungalow situated in a peaceful village setting with an enclosed garden, off-road parking and a garage. The property has been tastefully updated with modern decor and light and airy living accommodation.

The accommodation includes an entrance hallway with a useful cloaks cupboard and additional cupboard. There is a spacious sitting room with a bay window at the front. The first of the bedrooms is at the front of the property next to the modern bathroom. The main bedroom is a particularly spacious double bedroom with ample space for bedroom furniture. There is a modern kitchen and breakfast room with a door into a garden room.

The gardens wrap around the rear and side and are mainly laid to lawn. A gate leads around to the rear where there is the driveway providing off-road parking in front of the garage. This well presented bungalow is situated in a cul-de-sac location with a play park just across from the property.



### Situation

St Giles-on-the-Heath is conveniently located between the market towns of Launceston and Holsworthy and provides an ease of access to the A30 dual carriageway being just 5 miles away. The village boasts a sub Post Office/general store, 'Pint & Post' public house, village hall, church and a well regarded county Primary School.

Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile (1.6 km) west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarding primary and secondary schooling.

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Entrance Hallway

Kitchen/Breakfast Room  
11'4" x 8'5" (3.47m x 2.59m)

Garden Room  
10'7" x 6'1" (3.24m x 1.87m)

Sitting Room  
15'1" x 10'11" (4.60m x 3.33m)

Bedroom 1  
14'5" x 8'2" (4.41m x 2.49m)

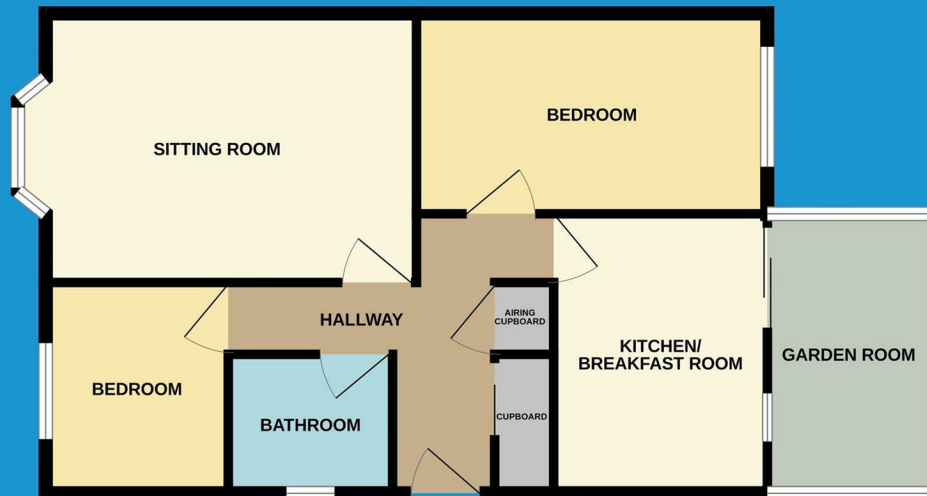
Bedroom 2  
8'6" x 7'5" (2.61m x 2.27m)

Bathroom  
6'9" x 5'6" (2.06m x 1.69m)

Services  
Mains electricity, water and drainage.  
Electric Storage Heating.  
Council Tax Band B.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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