



Thorn Close
Five Lanes | Launceston



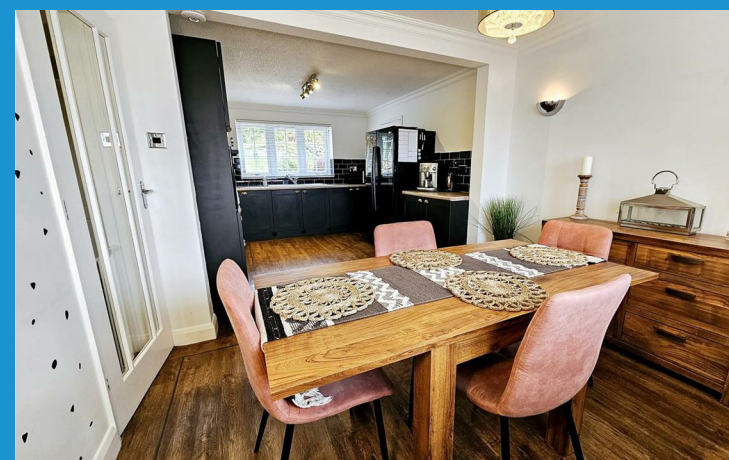
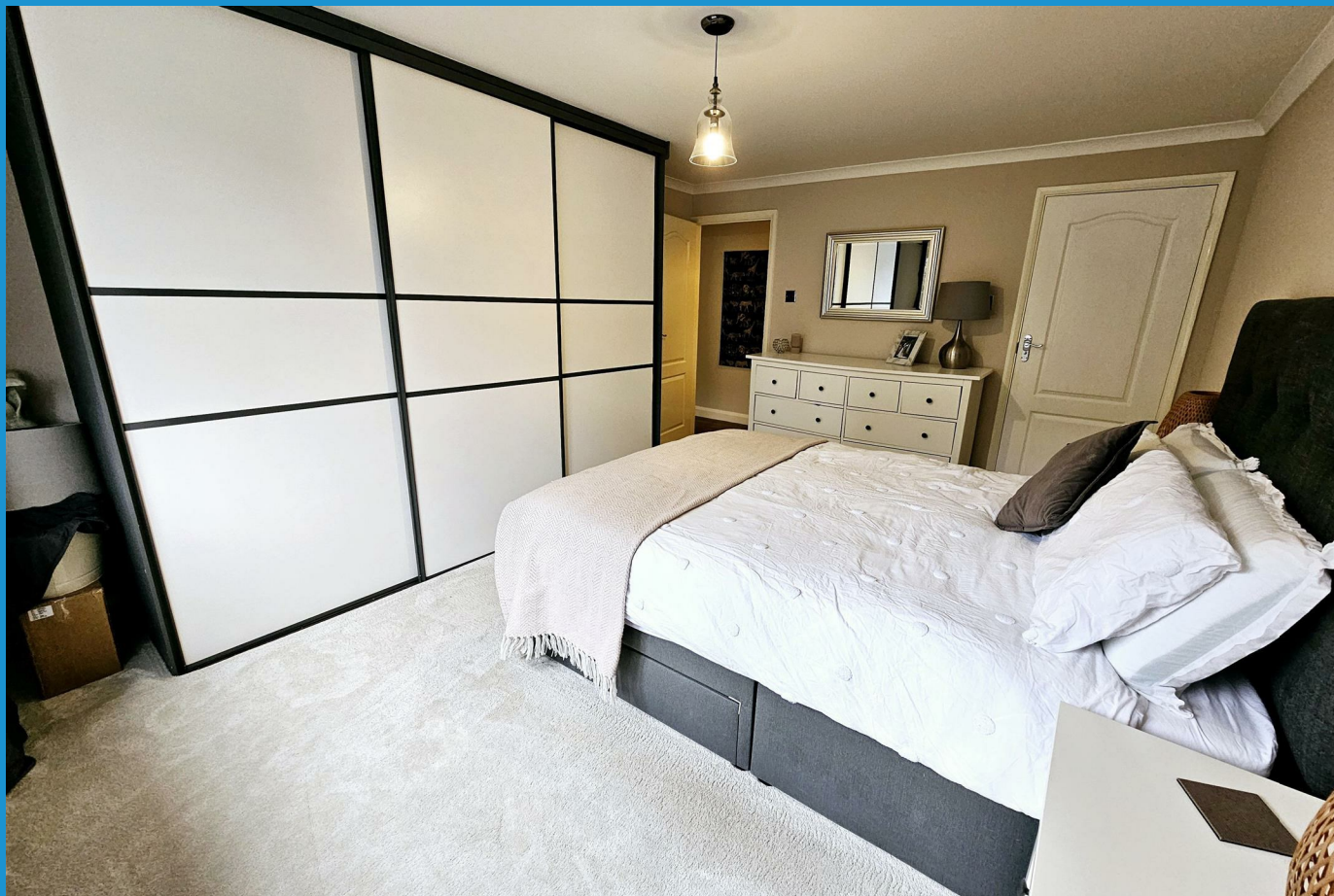
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A well presented 3 bedroom detached bungalow situated at the head of a small cul-de-sac with a corner plot featuring pleasant gardens, off-road parking and an integral garage. The property features lovely views at the side, looking over the surrounding countryside and across to the historic village of Altarnun and the pretty Church.

The property is located in a popular village location and a short walk from the local Public House and features a pleasant village view at the front. The gardens are a real feature of the property with an enclosed lawned garden at the rear with a summerhouse and lovely views across the surrounding countryside. There are further gardens at the front with a lawned garden and patio taking full advantage of the views with side access at the both sides of the bungalow.

The property features accommodation including an entrance porch leading into the hallway where there is access to a cloakroom with WC and a door into the open-plan kitchen and dining room. A door then leads into a useful utility room with access to a garden room at the side and also the integral garage which has been boarded but the garage door is still in situ. Further accommodation includes a spacious living room with log burner and 3 bedrooms with a Jack and Jill bathroom which is also en-suite to the master bedroom. The property is double glazed with central heating.



Situation

The property is located in Five Lanes which is a pretty Cornish Village and has a primary school and public house. Less than half a mile from the property is the picturesque village of Altarnun, which has a village run post office/general stores. At Five Lanes there is access to the A30 trunk road, which links the cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and international airport. The market town of Launceston is approximately 8 miles to the east of the property, with a comprehensive range of facilities including a 24-hour supermarket, doctors, dentists, veterinary surgeries, fully equipped leisure centre and a 18 hole golf courses, together with numerous sporting and social clubs. The majestic Bodmin Moor is within 2 miles of the property and provides excellent equestrian and other outdoor pursuits including walking and reservoir sailing. The North Cornish coast is within 18 miles.

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Entrance Porch

Hallway

Living Room

17'3" x 11'7" max (5.28m x 3.55m max)

Kitchen/Dining Room

21'0" x 10'4" (6.42m x 3.15m)

Utility Room

8'7" x 4'7" (2.64m x 1.42m)

Garden Room

13'5" x 7'8" (4.11m x 2.36m)

Garage

16'0" x 8'7" (4.90m x 2.64m)

Bedroom 1

14'8" x 11'7" (4.49m x 3.55m)

Bedroom 2

11'5" x 9'1" (3.50m x 2.77m)

Bedroom 3

9'9" x 9'1" (2.99m x 2.77m)

Bathroom/En-Suite

10'7" x 5'10" (3.25m x 1.78m)

Cloakroom

5'8" x 4'1" (1.75m x 1.27m)

Services

Mains electricity, water and drainage.

Private gas.

Council Tax Band D.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 67 |
| (39-54) E | 50 | |
| (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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