





Enjoying fantastic view towards the Castle & the Kensey Valley beyond is this individual bungalow offering 4 bedrooms (1 en-suite). The property has extensive mature gardens to the front & rear. NO CHAIN

You enter into a welcoming L shaped hallway with storage. The dual aspect sitting room has 2 picture windows enjoying wonderful views. To the rear is an open fireplace (currently not in use). Overlooking the rear garden is the kitchen area with a range of eye and base level units. The dining area adjoins the kitchen and has a feature corner window with views. Through a further door is the useful utility room and WC.

There are 4 bedrooms and 2 bathrooms in total. The master bedroom enjoys a view towards the castle and benefits from an en-suite shower room. Bedroom 2 is another double bedroom, with fitted bedroom furniture. To one corner is a vertical lift giving access to the garage and void space below offering potential (STP) to create an annexe. The remaining 2 bedrooms all share a family bathroom with a shower over the bath.

In front of the garage is a private driveway with an electronically operated up and over door. Adjoining the garage is a void room with the lift to one corner. From the driveway steps lead up to the front garden enjoying a fantastic view towards the Norman Castle. The garden continues down the side of the property passing an ornamental fish pond. The rear garden is a great size with an area of lawn. The garden contains a great number of mature trees, shrubs and plants creating colour and interest all year around. A path leads up to the top of the garden where a summerhouse, garden shed and greenhouse are located. Again, wonderful views are enjoyed towards the Castle and Kensey Valley beyond. A pathway has been created from the driveway all the way to the top of the garden negating the use of steps. In front of the property is parking that belongs to the property. A short walk away from the home are 2 further garages and off road parking.



- Individual detached 4 bedroom bungalow
- Generous kitchen/dining room

- Dual aspect sitting room
- Fantastic view towards the castle and beyond

- Master bedroom ensuite
- Extensive mature gardens

Situation

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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 regarded primary and secondary schooling.





Entrance Hallway

Living Room
17'10" x 11'10" (5.44m x 3.63m)

Kitchen/Dining Room
20'4" max x 11'10" max (6.20m max x 3.63m max)

Utility Room
9'11" x 7'0" (3.04m x 2.14m)

W/C
4'5" x 2'11" (1.36m x 0.91m)

Bedroom 1
12'8" x 9'11" (3.88m x 3.03m)

Bedroom 2
12'8" x 10'11" (3.88m x 3.34m)

En-Suite
5'2" x 4'9" (1.59m x 1.45m)

Bedroom 3
11'11" x 9'11" (3.64m x 3.03m)

Bedroom 4
11'0" x 7'11" (3.37m x 2.42m)

Bathroom
7'11" max x 7'10" (2.42m max x 2.41m)

Garage
18'10" x 11'0" (5.76m x 3.36m)

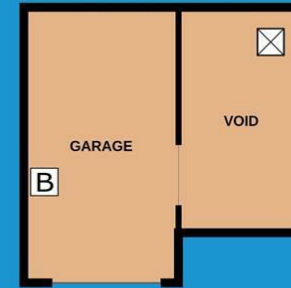
Lift Room
13'10" x 9'3" (4.23m x 2.83m)

Garage 1
9'8" x 9'8" (2.96m x 2.95m)

Garage 2
19'0" x 9'10" (5.80m x 3.00m)

Services
Mains electricity, gas, water and drainage.
Mains gas central heating.
Council Tax Band D.

Basement



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ridgegrove Lane | Launceston



Town • Country • Coast

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.