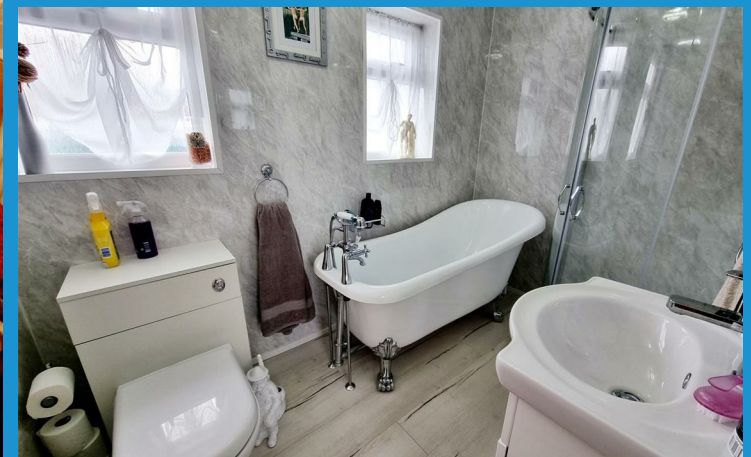




Tiny Meadows
South Petherwin | Launceston



Town • Country • Coast



Enjoying a large level plot with gardens to the front and rear is this detached 3 bedroom bungalow. Refurbished throughout to include a modern kitchen and a refitted bathroom, the property has the benefit of a double garage and parking. Tucked away within a popular village offering good access to Launceston and the A30.

You enter into a useful porch with a door opening into an L shaped hallway. Overlooking the front garden is a large sitting/dining room with French doors and windows filling the space with natural light. The kitchen is dual aspect with a range of modern eye and base level units leaving ample space for white goods. All the bedrooms overlook the private rear garden. The master bedroom is a generous size with plenty of space for furniture. Bedroom 2 is another good double perfect as a guest room and finally bedroom 3 is a good size single or small double. All the bedrooms share a carefully refitted bathroom suite that includes a feature slipper bath as well as a separate shower enclosure.

To the side of the property is a large driveway shared with 2 additional neighbouring properties terminating at a double garage with parking in front. The garages are interlocking with a pedestrian door to the rear garden. This space is perfect for those with hobbies taking up space or indeed storage of a cherished car. In front of the property is a private lawn that continues down the side where the enclosed rear garden is found. The rear garden is majority laid to lawn with a few young specimen trees. The property has tremendous scope (STP) to be extended creating a wonderful family home.



Situation

South Petherwin is a sought after village with a popular local public house 'The Frog & Bucket', both a preschool and primary school & a weekly pop-up postal service. A wider range of facilities available in nearby Launceston.

Nearby 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 Porch
9'6" x 5'6" max (2.90m x 1.68m max)

Entrance Hallway

Kitchen
11'10" x 8'4" (3.63m x 2.56m)

Living Room/Dining Room
19'2" x 11'10" (5.85m x 3.62m)

Bathroom
8'11" x 5'5" (2.73m x 1.67m)

Bedroom 1
13'1" x 9'10" (4.01m x 3.02m)

Bedroom 2
11'10" x 9'10" (3.61m x 3.01m)

Bedroom 3
9'10" x 8'11" (3.02m x 2.72m)

Garage 1
52'5" x 29'6" (16.00m x 9.00m)

Garage 2
52'5" x 29'6" (16.00m x 9.00m)

Services
Mains Electricity, Water and Drainage.
Oil Fired Central Heating.
Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(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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