



Penpont View
Five Lanes | Launceston



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Enjoying a fantastic size garden is this 3 bedroom semi detached house requiring a degree of modernisation but offers a great opportunity. No forward chain!

You enter into a double glazed porch with a door into the hallway. The living room is a great size which is dual aspect with a gas fireplace to one side. Adjoining the sitting room is the rear aspect galley kitchen with a range of units and worktop space. Beyond here is a useful boiler room, WC and large pantry. There is a further door giving access to the garden. Also located on the ground floor is a separate dining room which is front aspect with a pleasant view over the green area.

On the first floor are 3 bedrooms all enjoying a view over the garden or nearby green area. The master bedroom is a good size with a recess for furniture. Bedroom 2 is another double bedroom with a pleasant outlook. Finally bedroom 3 is a comfortable single bedroom or potentially a hobbies room. The shower room has a double shower enclosure with an adjoining WC. This has scope to be knocked into one larger room.

The property is approached over a shared driveway with a neighbouring property leading to a wider than average single garage and off road parking space. There is further potential to create additional parking. Beyond here and to the rear of the property is a large level and enclosed garden majority laid to lawn but has potential for a purchaser to create a garden to their own design. To the other side of the property is a large green offering an open outlook.



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 Tesco Super store, 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.

Directions

The postal code for the property is PL15 7RY. What Three Words for the property is 'help.also.skate' and this will take you directly to property. Leave Launceston Westbound on the A30 Passing through Kennards House & Plusha. Turn off signposted Altarnun and Fivelanes. Turn right at the roundabout and under the fly over. At the T junction turn left and immediately right where the property will be seen immediately ahead.

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Entrance Porch
8'0" x 3'11" (2.45m x 1.21m)

Living Room
17'5" x 11'0" max (5.32m x 3.37m max)

Dining Room
10'11" x 9'11" (3.35m x 3.03m)

Kitchen
14'5" x 5'10" (4.40m x 1.79m)

Boiler Room
9'2" max x 6'11" (2.80m max x 2.12m)

Pantry/Boot Room
9'1" x 6'7" max (2.78m x 2.01m max)

W/C
3'8" x 2'9" (1.14m x 0.84m)

First Floor Landing

Bedroom 1
11'0" x 10'0" (3.37m x 3.05m)

Bedroom 2
12'9" narrowing to 11'1" x 7'10" (3.91m narrowing to 3.39m x 2.41m)

Bedroom 3
9'1" x 7'11" (2.79m x 2.42m)

W/C
2'10" x 2'10" (0.88m x 0.88m)

Shower Room
5'11" x 4'11" (1.81m x 1.50m)

Garage
19'0" x 11'8" (5.80m x 3.58m)

Services
Mains Electricity, Water and Drainage.
LPG Gas Central Heating.
Council Tax Band B.

Ground Floor



First Floor



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



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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