



LAUNCESTON

O.I.R.O. £275,000

Spacious Detached Bungalow with Garage & Parking

 3 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating: D (60)


MILLER
TOWN & COUNTRY



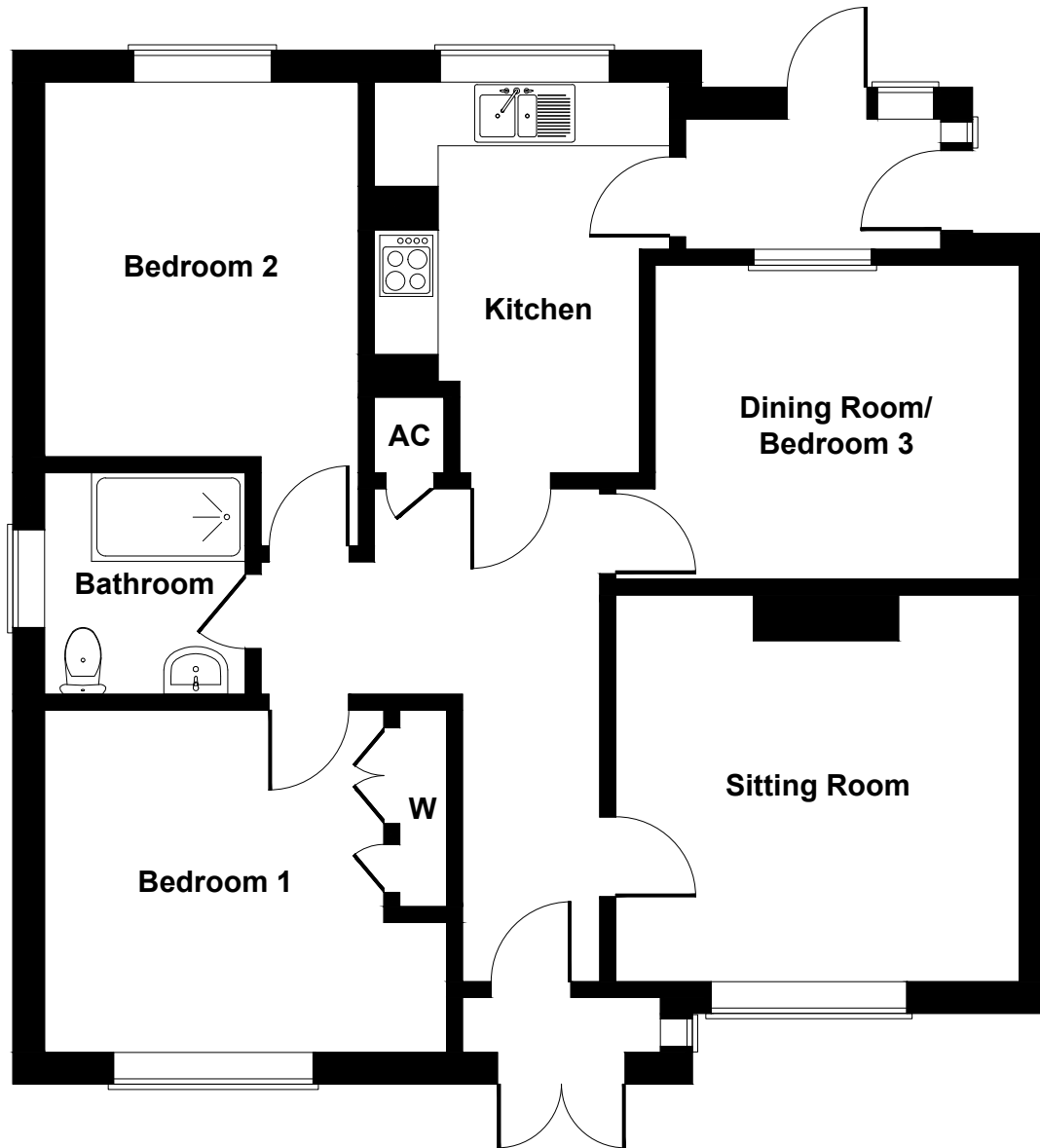
- » Spacious Two/Three Bedroom Bungalow
- » Garage & Parking
- » Front & Rear Gardens
- » Rooftop & Country Views
- » Close to Supermarkets & Town
- » Double Glazed & Gas Central Heating
- » NO ONWARD CHAIN

The Property

This lovely bungalow is offered with NO ONWARD CHAIN and has good sized gardens to the front and rear as well as parking and garage workshop. The property is well maintained with double glazed windows and doors, and gas fired central heating. Currently laid out as sitting room, kitchen /breakfast room, separate dining room/bedroom three and two further double bedrooms. The bathroom has been updated with a large walk-in double shower cubicle, WC and wash hand basin. Situated on a popular road, being non-estate and offering far reaching rooftop and country views from the rear of the property and gardens.

Outside

To the front is a low maintenance garden with concrete paths and planted beds and borders. To the rear is a good size garden with lawn and path leading down to a private drive providing parking for two cars and access to a detached garage workshop. Immediately to the rear of the property is a further block-built storage shed/boiler room which is dry and warm.



Not to Scale. Produced by The Plan Portal 2024
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Accommodation

Ground Floor

Porch 6'4" x 2'6"

Hallway 15'2" x 10'5" (Max) (L-Shaped)

Sitting Room 12'3" x 11'11"

Dining Room/Bedroom 3 11'3" x 9'10"

Kitchen 12'3" x 9'3" (Max)

Rear Porch 8'0" x 4'1"

Bedroom 1 10'10" x 10'10"

Bathroom 6'3" x 6'10"

Bedroom 2 11'10" x 9'10"

Outside

Garage 8'10" x 17'2" + Workshop 5'8" x 6'8"

Location: Situated on the upper part of Race Hill, the bungalow sits well back from the road with a good-sized front garden. Located on the eastern edge of town there are several supermarkets and out of town shopping area nearby. The historic town centre is easily accessible offering a wide variety of retail outlets, cafes, restaurants, take-aways and pubs. Primary and secondary schooling are within walking distance. The castled town of Launceston dates to medieval times and was once the capital of Cornwall. Ideally located for access to the A30 corridor, the cities of Plymouth, Truro and Exeter are all within an hour's drive.

Services: Mains gas, electricity, water and drainage.

Council Tax Band: C **Tenure:** Freehold



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VIEWING:

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
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