



SOUTH PETHERWIN

O.I.R.O. £415,000

Spacious 3 Bedroom Detached Bungalow, Near Launceston

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: E (47)

  
MILLER  
TOWN & COUNTRY





- » Large Three-Bedroom Bungalow
- » Double Garage & Parking
- » Generous Level Gardens Front & Rear
- » Open Views Over Countryside
- » Non-Estate
- » Double Glazed
- » Oil Central Heating

## The Property

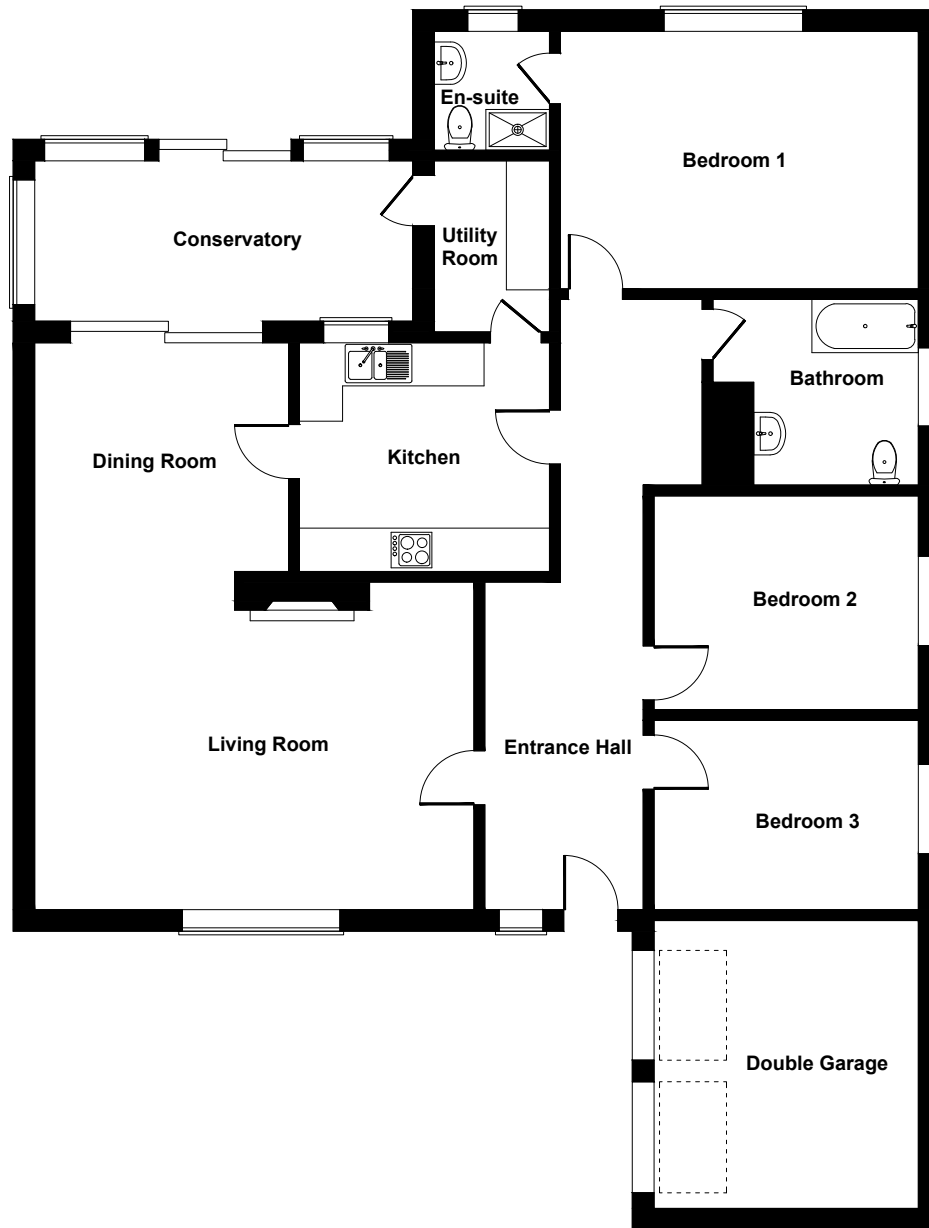
This lovely property is situated off a short private road with only a handful of other properties. There are generous front and rear gardens, the rear garden having open countryside views. The bungalow offers a light and airy living space with a spacious, reception hall, generous living room with open fire and large picture window to the front and leading to a good size dining room that has a large conservatory off. There is a modern fitted kitchen and a separate utility room. Off the reception hall are a family bathroom and three double bedrooms, the principal one having its own ensuite. There is an attached double garage which offers potential subject to the necessary consents, to extend into this for additional accommodation if required.



## Location

Situated in this small popular village only a few minutes' drive from Launceston and a wide range of amenities including primary and secondary schooling, a range of supermarkets and a comprehensive retail centre. The A30 corridor is easily accessible for travelling east to Exeter which is about a 45 minutes' drive or west towards Truro which is about an hour away.





Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Entrance Hall 7'4" x 28'3" (Max)  
 Living Room 19'0" x 15'2"  
 Dining Room 10'7" x 10'5"  
 Conservatory 19'9" x 7'5"  
 Kitchen 11'7" x 9'3"  
 Utility 5'4" x 8'10"  
 Bedroom 1 13'10" x 11'11"  
 Ensuite 5'4" x 5'11"  
 Bathroom 10'10" x 9'6"  
 Bedroom 2 12'7" x 9'5"  
 Bedroom 3 12'7" x 8'6"

### Outside

Garage 18'11" x 17'5" (Approx. measurements)

A set of double wooden gates lead to generous driveway providing parking for three to four cars and additional space for a caravan or motor home. There is access to the side of the property which in turn leads around to a generous level rear garden, primarily lawn for ease of maintenance with established flower and shrub beds and borders.

**Services:** Mains electricity and water. Private drainage. Oil fired central heating. Telephone and broadband connected.

**Council Tax Band:** D

**Tenure:** Freehold





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**VIEWING:**

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These particulars are believed to be correct  
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