

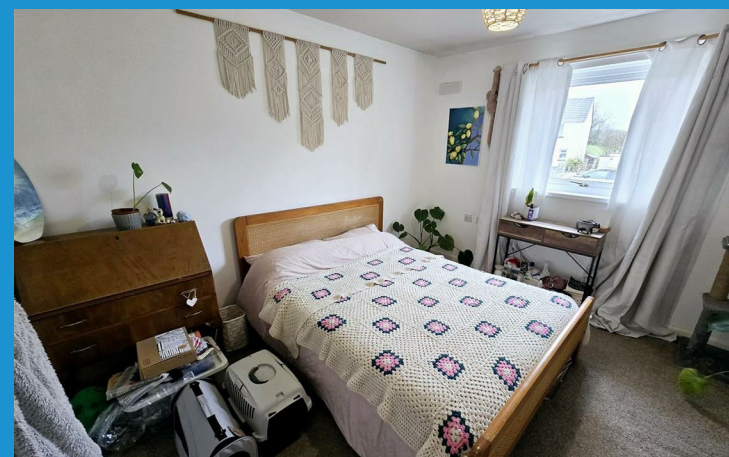


## Penpont View

Altarnun | Launceston | Cornwall



Town • Country • Coast



Situated in a generous corner plot is this 2 bedroom bungalow which offers off road parking at the front and an impressive wrap around garden to the side and rear. The property can be found in a popular village location within an established development.

The accommodation includes an entrance hallway with a useful storage cupboard, a good size living room with a featured log burner perfect for cosy evenings. To the rear of the property is the kitchen/breakfast room which has a range of base and eye level unit's plus a door to gain access the garden.

The master bedroom is a generous double with a built-in storage cupboard. The second bedroom is a large single/study. Both bedrooms have use of the family bathroom.

The garden is laid mainly to lawn with a fenced border and features a large storage shed alongside a substantial workshop. There is gated access to the side of the property which makes accessing the rear garden easier. There is off-road parking for 2/3 cars at the front on a gravelled driveway.



### Situation

Located on the flanks of Bodmin Moor, is the popular and pretty village of Altarnun. A tributary of the River Inny runs through the village, crossed by a 15th Century pack horse bridge. Public Houses can be found at both Five Lanes, 'The Kings Head' (approx 0.4 miles) and on the edge of Altarnun, 'The Rising Sun' (approx 1 mile). The village also boasts a popular coffee shop, village hall, historic church and Community Primary School, all within walking distance of the property. The village offers good access to the A30 linking into Devon and West Cornwall with Launceston being the nearest town with a wide range of facilities, amenities and schooling. The North Cornish coastline is only 12 miles away where the popular south west coast path can be enjoyed.

### Directions

The postal code for the property is PL15 7RY. The property can be found in Five Lanes by driving past the pub and heading towards Altarnun, then turning immediately left into Penpont View and following the road as it arcs to the right where the property can be found in the corner. What Three Words:///blur.simmer.posed

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Entrance Porch

**Kitchen**  
12'1" x 10'4" (3.69m x 3.16m )  
3.16m narrowing x 2.42m

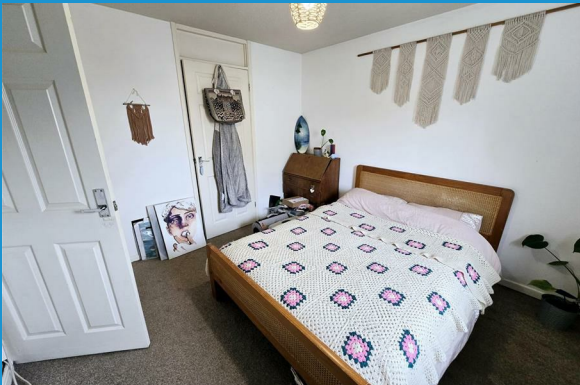
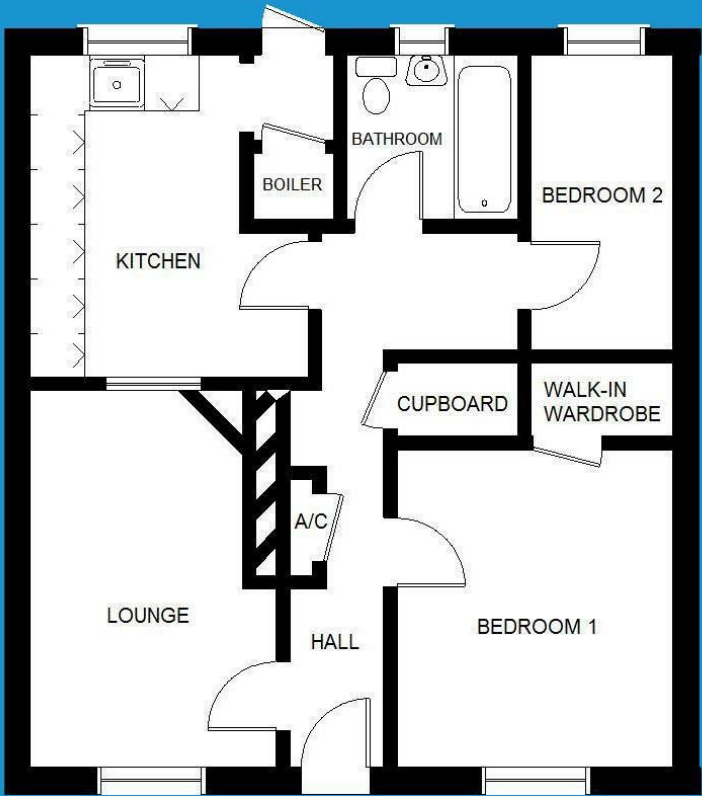
**Living Room**  
14'0" x 9'4" (4.28m x 2.85m)  
2.85m narrowing to 2.45m

**Bathroom**  
6'9" x 5'9" (2.06 x 1.75)

**Bedroom 2**  
11'0" x 5'6" (3.35 x 1.68 (3.36 x 1.67))

**Bedroom 1**  
11'5" x 10'5" with cupboards (3.48 x 3.18 (3.47 x 3.17) with cupboards)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		57
(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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