



Treburley Close

Treburley | Launceston | Cornwall



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Offered for sale for the first time since being built is this 3 bedroom detached bungalow requiring modernisation and updating. The property has a private rear garden, garage and driveway parking.

You enter into a front porch overlooking the front garden. A door takes you into the hallway with access to the WC, kitchen and sitting/dining room. The kitchen is side aspect with a range of eye and base level units. A door leads into the central hallway with airing cupboard. The sitting/dining room is front aspect with a large picture window overlooking the front garden. To one side is a fireplace (currently not in use).

Overlooking the rear garden is the master bedroom offering plenty of space for a double bed. Against one wall are mirror fronted built in wardrobes. Bedroom 2 is another double bedroom with sliding patio doors out to the garden. Finally bedroom 3 is a side aspect single bedroom. The shower room has a low threshold double shower enclosure, however there is scope to reinstate a bath with shower over if required.

In front of the property is an area of lawn adjoining a gravel bed. To the side of the property is a single garage with tandem off road parking for 2 vehicles. The rear garden is fully enclosed to all sides with a natural hedge to the rear. The garden is full of colour and interest all year around and a haven for wildlife. There is an area of lawn to one side with a variety of specimen trees and shrubs nearby. Adjoining the garage is a useful outbuilding currently used as a hobbies room or could possibly be turned into a workshop.

In recent times the property has been completely repainted including the garage. Furthermore the property has newly fitted fascia board and replacement end caps to the roof.



Situation

Treburley is a village in East Cornwall that offers a good local community and links to the surrounding villages such as Trekenner, Trebulet and Lezant. There is a well renowned public house in the village which is owned by a former Master Chef winner. Launceston Town, which is approximately 5 miles from the property, offers schools, supermarkets and a thriving town centre. Treburley is also located on a main bus route.

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Entrance Porch

5'11" x 2'11" (1.81m x 0.91m)

Hallway

5'6" x 4'10" (1.68m x 1.48m)

Sitting/Dining Room

16'7" x 9'9" (5.07m x 2.98m)

W/C

4'11" x 4'7" (1.51m x 1.42m)

Kitchen

10'0" x 9'3" (3.05m x 2.83m)

Bedroom 1

11'0" x 9'8" (3.36m x 2.97m)

Bedroom 2

10'0" x 9'1" (3.07m x 2.78m)

Bedroom 3

8'5" x 6'9" (2.57m x 2.08m)

Shower Room

6'11" x 5'6" (2.11m x 1.68m)

Garage

16'9" x 8'5" (5.12m x 2.59m)

Workshop

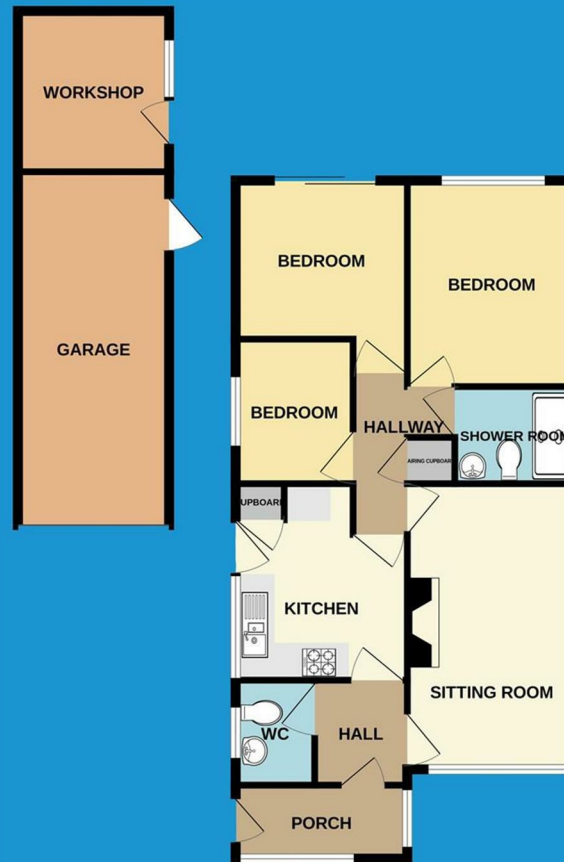
11'2" x 8'1" (3.42m x 2.47m)

Services

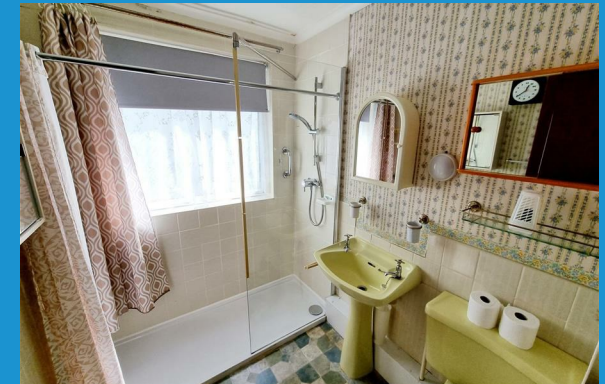
Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



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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