



8C Bury Close  
Warbstow | Launceston



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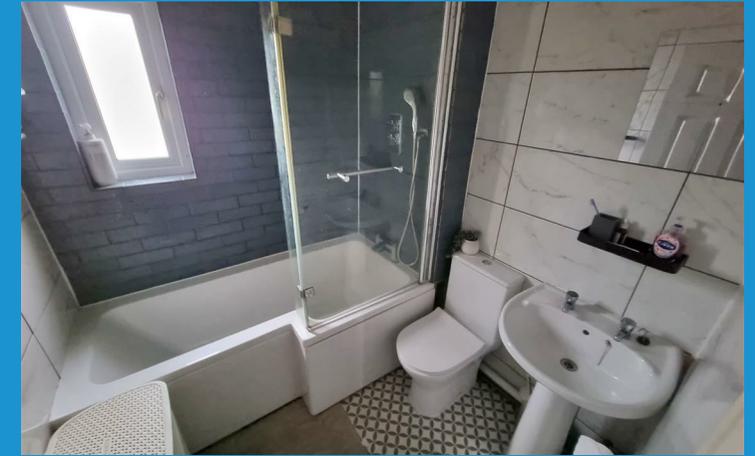


Subject to a local occupancy restriction is this 2 double bedroom modern affordable home. The property is in good order throughout and boasts a generous sitting/dining room, master bedroom with distance views towards Dartmoor and an enclosed rear garden with patio and lawn.

You step into a hallway with a cloakroom and staircase leading off. To your right is a kitchen with a range of modern eye and base level units plus space for white goods. To the rear of the property is a generous sitting/dining room with French doors opening out to the rear garden.

On the first floor are 2 double bedrooms and a family bathroom. The main bedroom is a rear aspect double bedroom with a distance view over the garden towards Dartmoor. The bedrooms offers plenty of space for a king size bed and any any freestanding bedroom furniture. Bedroom 2 is a smaller front aspect double. Both bedrooms share use of the modern family bathroom with a shower over the bath.

In front of the property is off road parking for 2 vehicles. Adjoining the sitting/dining room is a patio area with steps up to a lawn perfect for children and pets. The rear garden is fully enclosed to all sides and offer a good degree of privacy.



### Situation

Warbstow is a popular North Cornwall village with a strong sense of community and has a primary school alongside a community centre. The nearest Public House is The Wilsey Down at Hallworthy and the property offers good access to the nearest town of Launceston where there are a range of supermarkets, schools and shops in the town centre. Warbstow also offers good access to Bude where there are lush sandy beaches on the North Coast and the picturesque villages of Boscastle, Tintagel and Crackington Haven.

### Directions

From Launceston proceed onto to Western Road heading pass the fuel station on your left. Proceed through the traffic lights and under the A30 to the Pennygilliam roundabout taking the first exit onto the A30 signed posted Bodmin. After approximately 3 miles take the second exit signed posted the North Cornwall and A395. Follow this road through the hamlet of Pipers Pool and for further six miles onto the hamlet of Hallworthy with the Wilsey Down Hotel on your right. Take the first right hand turn after the Wilsey Down signed posted Warbstow and Canworthy Water. Follow this dropping into the village of Warbstow as you enter the village the turning into Gury Close will be found shortly on your right hand side. Proceed into the development taking the

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**Entrance Hallway**

**Cloakroom**  
5'1" x 2'11" (1.55m x 0.89m)

**Kitchen**  
9'10" x 6'7" (3.00m x 2.03m)

**Living Room / Dining Room**  
14'2" max x 13'8" max (4.32m max x 4.17m max)

**First Floor**

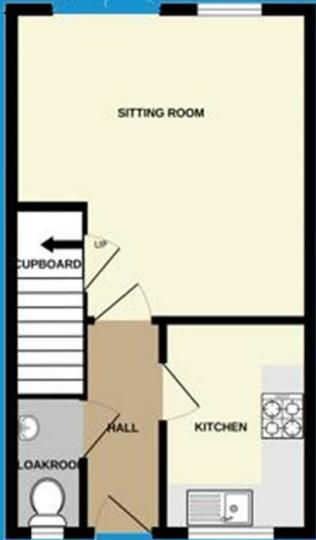
**Bedroom 1**  
13'1" max x 9'1" max (3.99m max x 2.78m max)

**Bedroom 2**  
11'6" x 7'1" (3.53m x 2.16m)

**Bathroom**  
6'5" x 6'0" (1.96m x 1.85m)

**Services**  
Mains Electricity, Water and Drainage.  
Council Tax Band B

**Ground Floor**



**First Floor**



**AGENTS NOTE**

This property is subject to a Section 106 Agreement and is designed for local affordable occupation. Interested parties must be in housing need and have a local connection to Warbstow, Jacobstow, St Gennys, Otterham, Davidstow, Trenglos, Tremain, Week St. Mary or North Petherwin as defined in the Section 106. The property is discounted 25% from its open market valuation of £185,000.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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