



Compass West
Tregadillett | Launceston



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Located at the head of a quiet cul de sac is this detached 3 bedroom bungalow requiring a degree of updating and modernisation. The property has a pleasant front aspect sitting room and level front and rear gardens.

You step into a hallway with a door to a useful cloakroom. A further door opens into a front aspect sitting room with a pleasant view over the garden. To one side is a fireplace housing a multi fuel wood burner. The kitchen/breakfast room is side aspect with a door out to the driveway. There are plenty of eye and base level units with scope to replace for new.

There are 3 bedrooms in total all sharing a family shower room. The 2 double bedrooms both overlooking the private and enclosed rear garden. Bedroom 3 is side aspect and could also be used as a dining room if so desired. The shower room has been refitted in recent times and includes a double shower enclosure.

To the side of the property is a single garage with plenty of off road parking for 2/3 vehicles in tandem. In front of the property is an area of lawn flanked by mature shrubs. The rear garden is private and enclosed to all sides with an area of lawn and wooden decking. The rear garden has a range of mature shrubs creating colour and interest throughout the year.



Situation

The village of Tregadillett lies approximately three miles to the West of Launceston and boasts a range of amenities including a Public House/Restaurant, Primary School and a Place of Worship. The ancient former market town of Launceston offers a range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction.

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Entrance Hallway
5'4" x 4'11" (1.64m x 1.51m)

W/C
4'9" x 4'5" (1.47m x 1.35m)

Living Room/Dining Room
16'0" x 9'9" (4.89m x 2.99m)

Kitchen
9'10" x 9'3" (3.00m x 2.83m)

Bedroom 1
11'10" x 9'10" (3.61m x 3.00m)

Bedroom 2
9'9" x 8'10" (2.99m x 2.71m)

Bedroom 3
8'4" x 6'7" (2.56m x 2.03m)

Shower Room
6'10" x 5'5" (2.10m x 1.66m)

Garage
16'10" x 8'5" (5.15m x 2.59m)



Services
Mains Electricity, Water and Drainage.
Electric Storage Heating.
Council Tax Band B.

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