



Boyton | Launceston | Cornwall



Town • Country • Coast

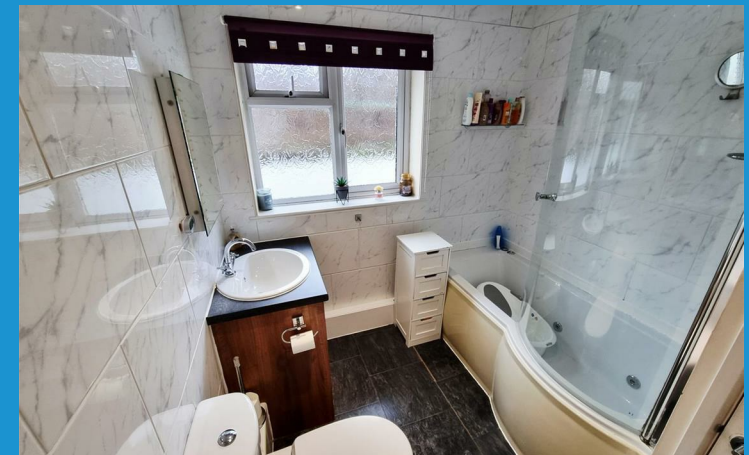


A fantastic opportunity to purchase a well presented, detached 2 double bedroom bungalow in the heart of the popular village of Boyton. This property offers a lawned garden and lots of parking for numerous vehicles with a further double garage and storage above.

The front door opens into a large hallway leading to all rooms plus a utility area and built in storage cupboard. The sitting room is dual aspect with a view over the garden and French doors take you out to the rear patio area. The sitting room is a great space for enjoying the light and airy space. The kitchen/dining room is a well planned area with a range of modern eye and base level units together with integrated appliances. To one side of the room is space for a dining table ready for family occasions.

To one side of the property are 2 double bedrooms and a family bathroom. The main bedroom is front aspect with a pleasant view over the garden. To one side are floor to ceiling wardrobes with a sliding door. Bedroom 2 is a rear aspect double bedroom with plenty of space for furniture and wardrobes. The family bathroom has a matching 3 piece suite including a shower over the bath. A further door open into the built in airing cupboard.

The property is accessed off the parish road onto a tarmac driveway leading to parking for at least 3/4 vehicles. To one side is a detached double garage with an electric roller door. The garage is a vast space which has numerous possibilities and is currently used as a workshop. There is also access to the large loft area. Beyond the garage are gates that open into the front garden which is predominately laid to lawn. Steps lead up to the front door and covered seating area perfect for summer evenings. A view is enjoyed between rooftops towards open countryside. A path can be found that gives access all the way around the property.



### Situation

Boyton that is approximately 6 miles from the market town of Launceston and offers a Parish Hall, Primary School and Methodist Church. Launceston is an ancient town steeped in History with the imposing Launceston castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside the City's of Plymouth and Exeter in the other direction. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postcode to the property is PL15 9RF. From Launceston exit the town through Newport and up St. Stephens Hill using the B3254. Follow this road through the villages of Yeolmbridge and Ladycross. At Ladycross, turn right, signposted 'Boyton' follow this road for approximately 2.5 miles, Turn right and the property and turn left into Underlane and the entrance to Apples will be seen immediately on your left hand side. WhatThreeWords: recording.stardom.bulge

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Entrance Hall

Living Room  
18'6" x 11'8" (5.64m x 3.56m)

Kitchen  
14'0" x 10'5" (4.27m x 3.18m )

Bedroom 1  
12'0" x 10'9" (3.68m x 3.28m)

Bedroom 2  
11'8" x 10'9" (3.56m x 3.28m )

Bathroom  
8'2" x 7'3" (2.49m x 2.21m)

Garage  
19'7" x 16'4" (5.99m x 4.98m)

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

Agent Note  
The Oak Tree at the end of the driveway is  
subject to a tree preservation order.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		85
(69-80) C	72	
(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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