





Set in a peaceful tucked away location is this spacious three/four bedroom executive bungalow set in a generous plot and featuring lovely views. The property features spacious accommodation with 2 reception rooms alongside an open-plan kitchen and breakfast room with the master bedroom being en-suite.

The property is set at the head of a cul-de-sac and has a driveway providing ample off-road parking alongside a double garage. There are expansive lawned gardens at the front alongside a generous and enclosed lawned garden at the rear. The accommodation includes an open entrance hallway providing access to an inner hallway where the bedrooms can be found. There is a generous living room at the front with sliding doors to the garden and great views, with double doors into the dual aspect dining room with a view into the rear garden. From here a door leads into the open kitchen and breakfast room which has a useful utility room at the side with a back door.

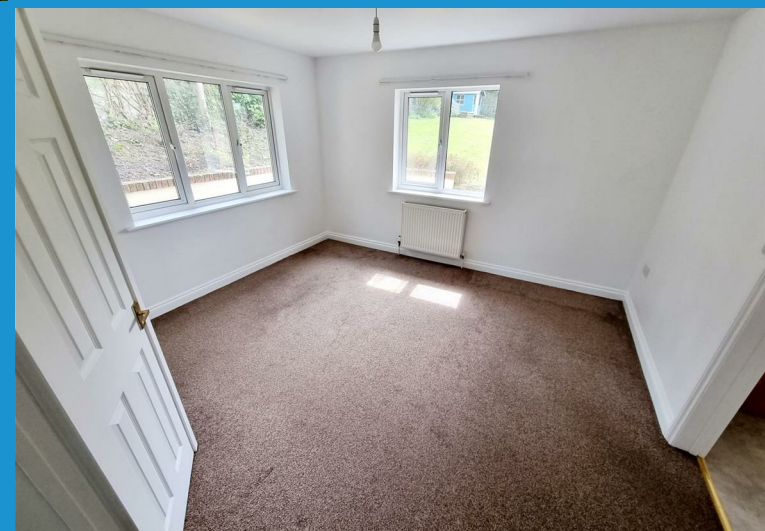
There are three generous bedrooms alongside a potential fourth bedroom or home office/study. The main bedroom is en-suite alongside the family bathroom. The double garage is situated under the property and also features a useful internal room at the rear which could be utilised as a home gym or hobbies room.



- Individual Detached Bungalow
- 3/4 Bedroom (1 en-suite)
- Double Garage & Off Road Parking
- Living Room Overlooking the Garden
- Generous Enclosed Lawns to the Rear
- NO ONWARD CHAIN

### Situation

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 (1.6 km) 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 whilst providing great access to Plymouth and Exeter and beyond. 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.





## Entrance Hallway

## Living Room

17'2" x 13'1" max (5.25m x 3.99m max)

## Dining Room

12'9" x 11'6" (3.90m x 3.51m)

## Kitchen/Breakfast Room

15'6" x 11'8" (4.73m x 3.58m)

## Utility Room

5'10" x 5'9" (1.78m x 1.77m)

## Inner Hallway

## Bedroom

14'1" x 10'10" (4.31m x 3.31)

## En-Suite

5'10" x 4'8" (1.80m x 1.43m)

## Bedroom

14'5" x 8'3" (4.40m x 2.54m)

## Bedroom

11'10" x 9'10" (3.62m x 3.00m)

## Bedroom

10'0" x 6'9" (3.06m x 2.07m)

## Bathroom

7'8" x 5'10" (2.36m x 1.79m)

## Garage

20'7" x 17'8" (6.29m x 5.39m)

## Additional Room

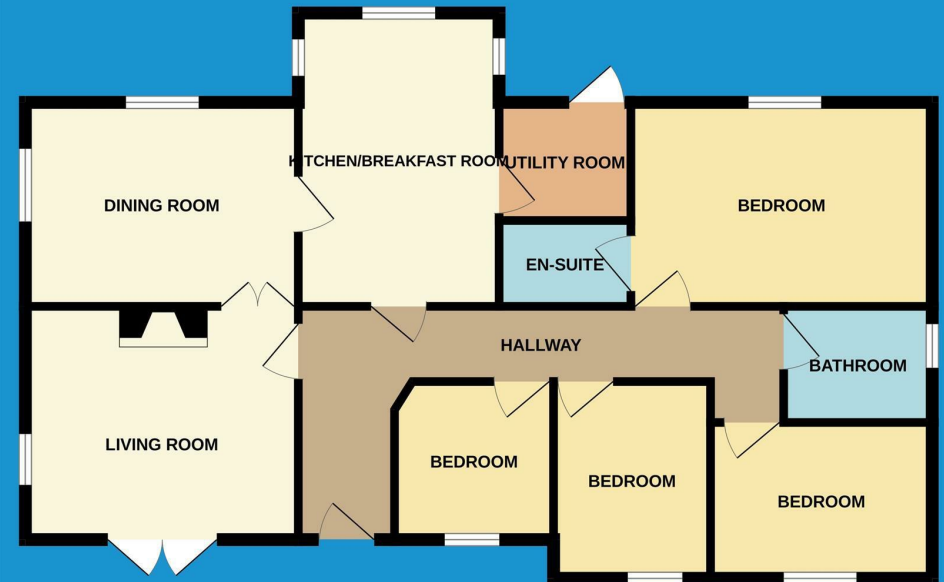
19'9" x 10'2" (6.03m x 3.10m)

## Services

Mains Electricity, Gas, Water & Drainage.

Gas Central Heating.

Council Tax Band E.



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



# Hendra Park | Launceston



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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.