

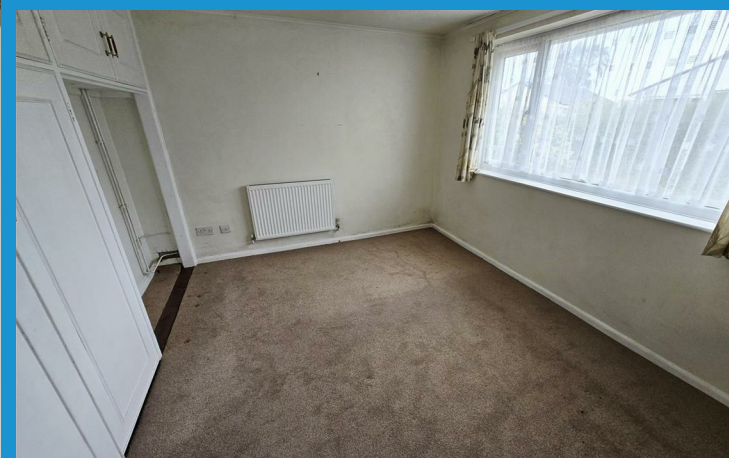


## Menheniot Crescent

Langore | Launceston



Town • Country • Coast



A 3 bedroom detached bungalow situated in a generous corner plot of a peaceful cul-de-sac adjoining fields. The property has gardens wrapping around the property with driveway parking and an integral garage.

The properties features accommodation which includes 3 bedrooms alongside a spacious living room and an impressive open-plan kitchen and family room which is dual aspect with patio doors leading out to the garden at the side. There is a shower room and a separate cloakroom with a WC as you enter the property. There is a spacious utility room just off the kitchen with a back door and a connecting door into the integral garage.

There is driveway parking at the front which leads down to the single garage. There are lawned gardens at the front, side and rear with gated access to the front. The garden has a wealth of plants and shrubs alongside a patio area and a wooden shed at the rear.

The property is offered for sale with no onward chain.



### Situation

Langore is a pretty village with a green and the nearby village of Egloskerry offering a popular primary school and church. The nearest main facilities are in the market town of Launceston. 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.

### Directions

The postal code for the property is PL15 8PD. From Launceston drive up St Stephens Hill and take the signposted turning at the top to Egloskerry and Langore onto Duke Street. Follow this road until you see a right hand turning to Langore, Take the turning and the road leads down into the village with Menheniot Crescent on your right hand side and the bungalow in question along on your left.

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**Porch**  
4'10" x 4'3" (1.48m x 1.30m )

**Hallway**

**Cloakroom**  
6'2" x 3'10" (1.88m x 1.18m )

**Living Room**  
21'3" x 10'10" (6.48m x 3.32m )

**Dining Room**  
20'0" x 9'2" (6.12m x 2.81m )

**Kitchen**  
12'9" x 11'9" (3.91m x 3.60m )

**Utility Room**  
15'8" x 7'1" (4.78m x 2.18m )

**Integral Garage**  
17'8" x 8'6" (5.39m x 2.60m )

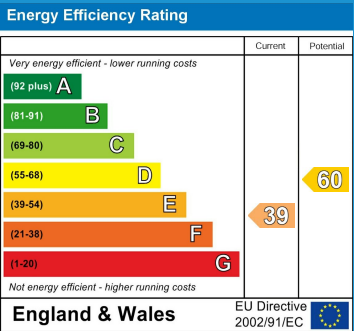
**Bedroom 1**  
12'4" x 9'8" (3.77m x 2.95m )

**Bedroom 2**  
10'0" x 9'7" (3.07m x 2.93m )

**Bedroom 3**  
9'8" x 6'11" (2.97m x 2.11m )

**Bathroom**  
7'3" x 6'8" (2.21m x 2.04m )

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



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.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)  
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