



8 Hollies Road
Launceston | Cornwall



Town • Country • Coast



Enjoying stunning views toward the castle and nearby open countryside is this 3 double bedroom individual bungalow. The property requires a degree of updating and modernisation but offers a lot of potential. The property sits overlooking a large mature garden with a range of trees and shrubs. Offered for sale with no forward chain.

From the double glazed porch you step into an L shaped hallway with built in storage cupboards. The sitting room is dual aspect enjoying great views. To one side is a living flame gas fire housed in an open fire. Open plan access is given through to the dual aspect dining room with a great view over the garden. The kitchen has a range of wooden eye and base level units offering plenty of worktop preparation space. Sliding doors take you through to the dining room and another door leads into the rear porch.

The bedrooms are located at the end of the hallway. All bedrooms are double in size and share the family bathroom. The master bedroom has built in wardrobes and overlooking the front of the property. Bedroom 2 also has built in wardrobes. The family bathroom has a shower over the bath and there is also separate WC.

The property overlooks a large beautiful mature garden with a range of mature specimen trees and shrubs including Magnolias, Acers, Rhododendrons but to name a few. There is a large area of lawn plus an ornamental pond. The garden is enclosed by a mature Beech hedge. Adjoining to property is a single garage with an electric up and over door. To the rear is a outside gardeners WC. In front of the garage and to the side is plenty of driveway parking. To the the higher side of the driveway is an enclosed area which was once a produce vegetable patch. Finally to the rear of the property are 2 detached garden sheds.

The property requires a degree of updating and modernisation but offers loads of potential including extending (STP).



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 Foodhall 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 8HB. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the road, taking the left hand turning for Underhays lane, then taking the next left hand turning for Hollies Road. Follow the road down and the property will be seen on your left hand side.

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Entrance Porch

Sitting Room

13'7" x 13'5" (4.16m x 4.11m)

Dining Room

10'9" x 10'11" (3.28m x 3.34m)

Kitchen

14'3" x 7'7" (4.35m x 2.32m)

Rear Porch

8'7" x 3'1" (2.63m x 0.96m)

Bedroom 1

12'11" x 10'7" (3.96m x 3.25m)

Including Wardrobes

Bedroom 2

10'10" x 9'5" (3.32m x 2.89m)

Bedroom 3

11'11" x 10'7" (3.64m x 3.24m)

W/C

6'6" x 2'11" (2.00m x 0.91m)

Bathroom

6'6" x 6'5" (1.99m x 1.97m)

Garage

18'9" x 9'11" (5.73m x 3.04m)

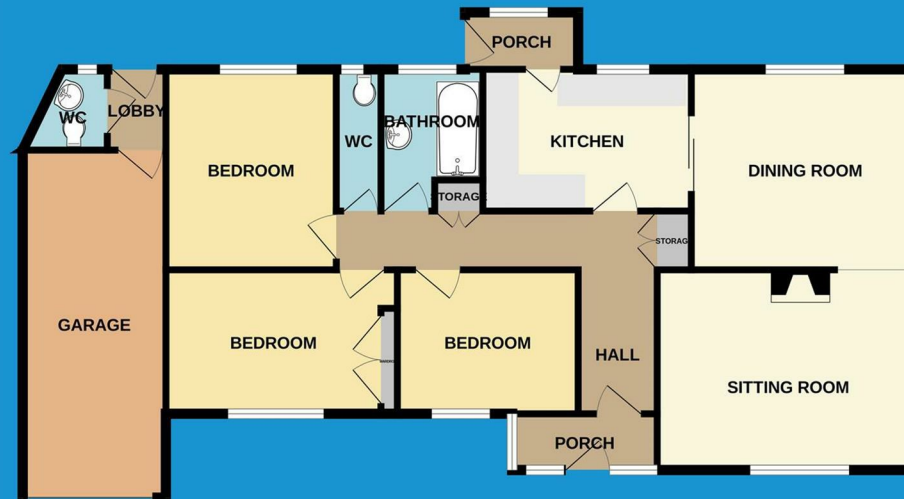
WC

6'9" max x 4'7" max (2.07m max x 1.41m max)

Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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