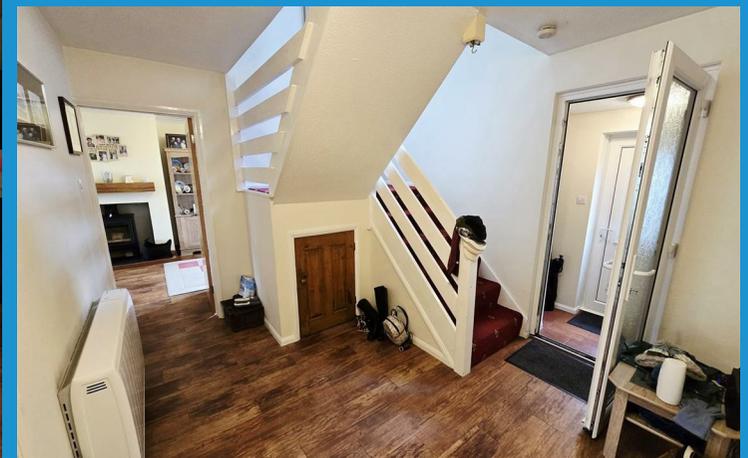




6 Serpells Meadow  
Polyphant | Launceston



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A spacious 5 bedroom detached property with a double garage situated in a corner plot location within this popular village. The property offers spacious living accommodation which includes a generous living room, separate dining room alongside a conservatory.

The property can be found in the corner of the cul-de-sac where there is driveway parking in front of the double garage alongside gated access to the front and rear gardens. Enter the property via the porch where there is space to take off your shoes and hang up coats. A door leads into a welcoming main hallway. There is a good sized open-plan living room which has an inset wood burner and offers great reception space. There is a separate dining room, with double doors and steps leading into the conservatory which overlooks the garden.

There is a well appointed kitchen with a range of wall and base units with a door into a useful utility room with space for appliances. Leading off the hallway there is also a cloakroom with a WC. On the first floor there are 5 spacious bedrooms, most of which enjoy a pleasant village and countryside outlook. There is also the bathroom and an airing cupboard on the landing.

There are lawned garden wrapping around the front and side. At the rear there is a substantial tiered decking area leading down to a further area of lawn. At the far end of the garden there is a wooden summerhouse, ideal as a hobbies room alongside a wooden shed/log store. A courtesy door leads into the back of the garage with gated access to the front.



### Situation

Polyphant is a pretty village just off the A30 in North Cornwall. The village features a quintessential village green as well as a useful shop with a further range of amenities including public house and school in the nearby village of Lewannick. The nearest town is Launceston where there are secondary schools, a thriving town centre and shops alongside supermarkets and retail parks. The A30 offers great access to both the West of Cornwall and into Devon and the City of Exeter.

### Directions

The postcode to the property is PL15 7PR. From Launceston proceed out onto the A30 heading towards Bodmin and follow the dual carriageway for approximately 5 miles where you will see a right hand turn for Polyphant and Hicksmill crossing over the A30. Follow the road as it leads through Hicksmill and naturally leads into Polyphant and ignore the left hand turning into the village and drive straight on, taking the left hand turning into Serpells Meadow. Then turn immediately left and proceed to the end of the road where the property can be found on the left hand side.

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**Entrance Porch**

**Hallway**

**Living Room**  
20'4" x 10'9" (6.20m x 3.28m)

**Dining Room**  
11'3" x 10'2" (3.45m x 3.10m)

**Conservatory**  
14'4" x 8'7" (4.37m x 2.64m)

**Kitchen**  
13'1" x 8'7" (4.01m x 2.64m)

**Utility Room**  
6'5" x 5'4" (1.98m x 1.65m)

**W/C**

**First Floor Landing**

**Bedroom 1**  
14'0" x 10'7" (4.27m x 3.25m)

**Bedroom 2**  
10'9" x 9'3" (3.30m x 2.84m)

**Bedroom 3**  
10'7" x 6'9" (3.25m x 2.08m)

**Bedroom 4**  
9'10" x 6'11" (3.02m x 2.13m)

**Bedroom 5**  
6'11" x 6'11" (2.11m x 2.11m)

**Bathroom**  
8'9" x 5'6" (2.67m x 1.68m)

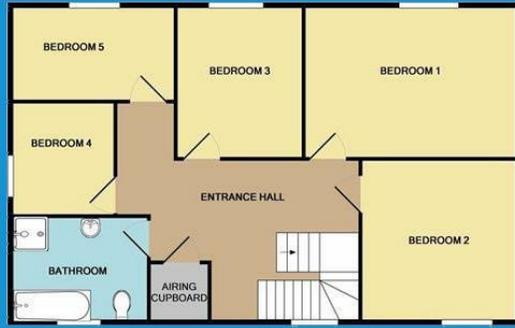
**Double Garage**  
18'4" x 16'2" (5.59m x 4.95m)  
Power & Lighting

**Services**  
Mains Electricity, Water and Drainage.  
Council Tax Band D.  
Central Heating Type - Storage Heaters

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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