



Dreckly



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Trebursye, Launceston, Cornwall, PL15 7ET

Launceston 2 miles - Bude 20.8 miles - Plymouth 27.1 miles

A recently refurbished detached bungalow with generous front and rear gardens with a gated driveway and garage

- Recently Refurbished
- PP for 3rd Bedroom
- Generous Front/Rear Gardens
- Level Rear Garden
- Tenure: Freehold
- 2 Double Bedrooms
- Kitchen/Breakfast Room
- Ample Off Road Parking
- Edge of Village Location
- Council Tax Band: C

Guide Price £350,000

SITUATION

The property is situated in a semi-rural hamlet position opposite the village green, within easy access of the A30 and Launceston Town. Launceston has comprehensive range of educational, shopping and recreational facilities with access to the A30 trunk road which links the Cathedral cities of Truro and Exeter. At Exeter, there is access to the M5 network, main line railway station serving London Paddington and an international airport.

DESCRIPTION

A detached and well proportioned bungalow situated in a highly desirable semi-rural hamlet, nestled within a generous and level plot with mature front and rear gardens. The property is fully double glazed throughout with wooden units and is understood to be constructed of block and stonework with a timber frame. There is excellent potential for further enhancement, with approved planning permission in place for the conversion of the garage into a third bedroom. Recently refurbished and presented in move-in condition, the property is offered for sale with no onward chain.



ACCOMMODATION

Having recently undergone a series of home improvements, the property is presented in good decorative order throughout with new carpets, flooring, kitchen units and newly installed integrated appliances including a dishwasher, electric hob and fridge/freezer. The kitchen/breakfast room has space for a table and chairs, with a built in electric oven and an adjoining utility room with matching units. There is undercounter space and plumbing for white goods, a stable door to access the garden, a view over the rear garden, an additional shower room with WC and a sink. Access to the garage is also from the utility room. There is a large sitting room with open fireplace and stone surround, with a wooden bay window to the front. There are two double bedrooms, one with built in wardrobes, and both serviced by the family bathroom.

OUTSIDE

The property is approached via a gated entrance to a private gravelled driveway offering ample parking and turning space. There is a larger than average wooden workshop and an integral garage with up and over door. The garage has planning permission granted under the application PA25/01613, for a garage conversion and full details can be found on the Cornwall Council Planning Portal, with ample space to build an additional garage if required (STP). The front garden is mainly laid to lawn, with a variety of mature shrubs, a beautifully shaped copper beech tree and a feature pond. The gardens have also been improved, with a level lawn to the rear and enclosed with newly installed wooden fencing to one side and a beautifully crafted stone wall to the other.

SERVICES

Mains water, electricity and drainage. Electric radiators. Broadband availability: Ultrafast and Standard ADSL, Mobile Signal: Available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS


From Launceston, head west on the A30 and after approx. 2 miles, take the left hand slip road towards Tregadillett and Trebursye. At the roundabout, take the 3rd exit and continue for approx. 310m and turn right. After a short distance, take the first left and immediately left again at the post box into the no through lane. The property will be after a short distance on the right hand side, identifiable by a Stags for sale board.

what3words.com: ///flat.lookout.novels



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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