



Compass West  
Tregadillett  
Launceston  
PL15 7EA

Guide Price £279,500

- READY TO MOVE INTO
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN
- WOODBURNER
- DOUBLE GLAZED
- SOUGHT AFTER VILLAGE
- LOW COUNCIL TAX BAND B
- LOW ENERGY LIGHTING
- DRIVEWAY AND GARAGE



 **Millerson**  
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Tenure - Freehold

Council Tax Band - B

Floor Area - 678.12 sq ft



### DESCRIPTION

Having been refurbished to include a recently fitted kitchen and bathroom, installation of a woodburner, new carpets and floor coverings and redecorated throughout within the last 18 months, this detached bungalow is ready to move in to, with no onward chain. Located in a sought after residential location with gardens to front and rear, an extensive terrace provides somewhere to sit outside and take in the views across the gardens and adjoining woodland to the rear. The accommodation is double glazed and has modern electric heaters to the majority of rooms, installed after the date of the energy performance certificate.

### LOCATION

The property is conveniently located in this popular cul-de-sac within the village of Tregadillett, which lies approximately 3 miles west of the market town of Launceston and benefits from a range of amenities including public house/restaurant and highly respected local primary school. Launceston benefits from facilities including several supermarkets, schools and well-regarded local butchers, bakers and greengrocers. The town is proud to have a medieval castle which is maintained by English Heritage and the Lawrence House Museum which is run by the National Trust. More modern additions include a retail park with shops including Marks and Spencer Food Hall, Pets at Home and Argos to name a few.

### THE ACCOMMODATION COMPRISES

(All measurements are approximate)

Approached via steps down to the half glazed front door into;

#### SITTING ROOM

14'0" x 12'8" (4.28m x 3.88m)

Large window to front overlooking the gardens. Inset wood burner. Quantum dimplex heater. TV and telephone points. Built in shelved storage cupboard. Door to the hallway which leads to the;

#### KITCHEN/DINER

12'7" x 10'10" (3.86m x 3.31m)

Window and glazed door to rear. Attractively fitted with modern

soft close wall and base units. under roll edge worksurfaces and Aqua board splashbacks. Washing machine. Built in electric oven and hob with extractor hood over. Breakfast area with cupboards above and below. Built in airing cupboard with hot water cylinder and shelving over. Shelved larder cupboard with electric fuse board and meter.

#### INNER HALLWAY

Positive Pressure Ventilation System. Access to loft space. Doors to the majority of rooms.

#### BEDROOM 1

11'10" x 9'11" (3.62m x 3.03m)

Window to front. Quantum dimplex heater. This room is situated off the sitting room.

#### BEDROOM 2

9'0" x 8'3" (2.76m x 2.54m)

Window to rear enjoying views over the rear gardens and woodland beyond. Electric modern heater.

#### BEDROOM 3

10'4" x 6'2" (3.15m x 1.88m)

Window to side. Modern electric heater.

#### BATHROOM

7'6" x 5'6" (2.30m x 1.68m)

Two opaque windows to rear. Three piece suite comprising panelled bath with Mira electric shower over. Pedestal wash hand basin and low level wc. Mirror medicine cabinet. Aqua-boarding to water sensitive areas.

#### OUTSIDE

To the front of the property are lawned areas with steps to front. Pedestrian access to both sides. Driveway providing off road parking and giving access to the;

#### DETACHED GARAGE

16'9" x 8'2" (5.11m x 2.51m)

Metal up and over door.

To the rear of the property is an extensive balustraded patio



terrace, ideal for al fresco dining and enjoying the peaceful view of the woodland behind. The garden is a blank canvas for those wishing to put their own stamp on, with some young planted flower beds and borders.

**LOCAL AUTHORITY**

Cornwall Council. Council Tax Band B.







**Floor Plan**



**Garage**

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.  
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## Directions To Property

From Launceston proceed on the A30 towards Bodmin, taking the first exit to Tregadillett. Go into the village and after passing the Public House turn right. At the junction, bear right then left into Compass West. Follow the road down and the property will be found on your left hand side, with a Millerson For Sale board clearly displayed.  
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## Contact Us

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## Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

