



Beaconsville

South Petherwin | Launceston | Cornwall



Town • Country • Coast



In a popular central village location is this 3 double bedroom detached bungalow offering front and rear gardens that adjoin open countryside. The property has ample off road parking and a large detached single garage. The property has plenty of scope to be further improved or extended to create a larger family home (STP).

You enter the property into a lobby which in turn takes you through to the dual aspect sitting room, with an open fireplace to one side. A door takes you through to the central hallway with a built in cupboard and door to the garden. Overlooking the rear garden is the kitchen/dining room with a range of eye and base level units together with a range of integrated appliances. There is a fixed dining table ready for family gatherings.

There are 3 double bedrooms in total. Bedrooms 1 and 3 each have built in wardrobes. Bedroom 2 is a good size double with a view over the rear garden. The family bathroom has a matching 3 piece suite including a shower over the bath.

The property is approached over the driveway that extends down the side of the property for 3/4 vehicles. The front garden is level and has an area of lawn enclosed by a low level wall. The rear garden is fully enclosed and adjoins open countryside.

Previously our vendor obtained conditioned planning permission to extend the property to the rear, with an extension from the kitchen and bedroom 2, adding an extra reception room, bedroom and en-suite shower room. However this has since lapsed but could be reinstated subject to a new planning application. The property has property owned solar panels providing a revenue stream for a new owner.



Situation

South Petherwin is a sought after village with a popular local public house 'The Frog & Bucket', both a preschool and primary school. A wider range of facilities available in nearby 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 peninsular 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 regarding primary and secondary schooling.

Directions

The postcode for the property is PL15 7JZ. What Three Words 'essential.singled.comfort' will take you to the property. From Launceston, head towards Pennygillam roundabout and continue straight over following the signposts to Daws House and South Petherwin. Follow the road into the village of South Petherwin where the property can be found on the left hand side.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Entrance Porch
5'2" x 3'4" (1.59m x 1.02m)

Lobby
5'7" x 3'7" (1.71m x 1.10m)

Sitting Room
20'0" x 11'4" (6.11m x 3.46m)
3.46m narrows to 2.25m

Hallway

Kitchen
14'7" x 11'3" (4.46m x 3.45m)

Bedroom 1
14'5" x 9'10" (4.40m x 3.02m)

Bedroom 2
13'1" x 8'3" (3.99m x 2.52m)

Bedroom 3
11'3" x 8'1" (3.45m x 2.48m)

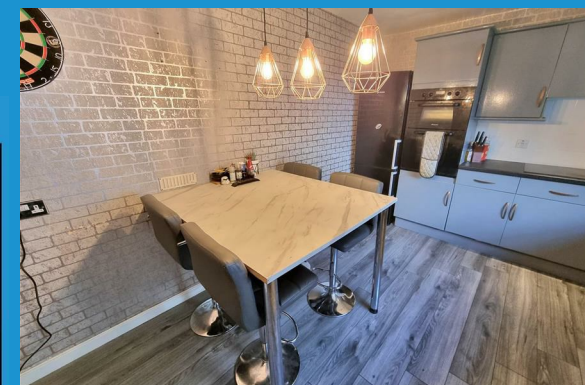
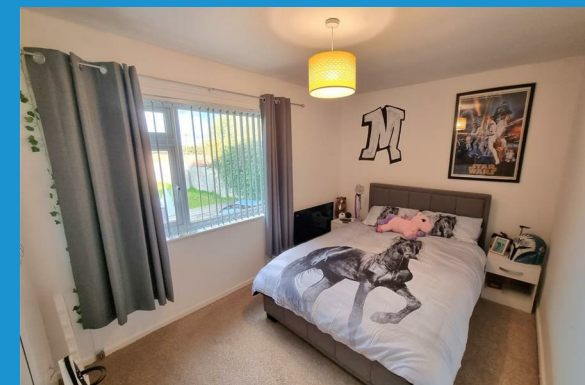
Bathroom
8'2" x 6'5" (2.50m x 1.97m)
2.50m narrows to 1.65m
1.97m narrows to 0.99m

Garage

Services
Mains Electricity, Water & Drainage.
Electric Heating.
Council Tax Band C.

Agents Note
Solar Panel which are privately owned by the property.

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



AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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



www.viewproperty.org.uk



Town • Country • Coast