



Trelawney Close

Warbstow

Launceston

PL15 8UY

£225,000

- RIPE FOR MODERNISATION
- POPULAR CORNISH VILLAGE
- LONG DRIVEWAY
- DETACHED GARAGE
- PRIVATE REAR GARDEN
- SEE AGENTS NOTE
- EPC - D55



 **Millerson**
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Tenure - Freehold

Council Tax Band - C

Floor Area - 710.41 sq ft



LOCATION

Situated in the heart of this popular Cornish village and only a short walk away from amenities which include a County Primary School and Community Centre which runs a pre-school nursery, fitness sessions, badminton etc. At the nearby village of Hallworthy which is three miles away there is a Public House, a filling station and a small shop. The towns of Camelford (9 miles), Bude and Launceston (13 miles) with the latter having a comprehensive range of shopping, commercial, educational and recreational facilities and lies adjacent to the A30 trunk road giving access to Truro and West Cornwall in one direction and Exeter and beyond in the opposite direction. Approximately 8 miles is a stunning stretch of the North Cornish coastline featuring popular family surfing beaches such as Crackington Haven, quaint former fishing villages such as Boscastle, sections of superb National Trust cliff scenery and remarkable places of interest such as Tintagel with ancient coastal hill fort. Warbstow is close to the wonderful open spaces of Bodmin Moor ideal for walking and riding. To the south and east the hidden Tamar valley steeped in 18th century mining history and is known for salmon fishing.

THE ACCOMMODATION IN DETAIL COMPRISES

(All Dimensions are Approximate)

Front entrance door with casement window to side leading to:

ENTRANCE HALL

5'5" x 4'10" (1.65 x 1.47)

Radiator. Telephone point. Doors to:

CLOAKROOM

4'11" x 4'8" (1.5 x 1.42)

Obscure glazed window to side. Pedestal wash hand basin. Low level WC.

LOUNGE/DINER

15'10" x 9'11" (4.83 x 3.02)

Window to front. Fireplace housing wood burner. Modern wall mounted electric heater. TV and telephone points. Door to:

INNER HALLWAY

Airing cupboard housing hot water cylinder with slatted shelf. Modern wall mounted electric heater. Hatch to loft space. Doors to and opening to:

KITCHEN

11'3" x 10'0" (3.43 x 3.05)

Double glazed side entrance door back to driveway with window to side. A range of base level units with worktop services over and part tiling to walls. Inset sink and drainer with mixer tap. Inset electric hob with extractor fan unit over. Eye level double electric oven. Matching eye level units. Space and plumbing for washing machine. Space for tall fridge freezer. Open cupboard recess.

BEDROOM 1

11'11" x 10'0" (3.63 x 3.05)

Window to rear overlooking garden. Radiator. Modern wall mounted electric heater.

BEDROOM 2

10'0" x 8'11" (3.05 x 2.72)

Window to rear. Radiator.

BEDROOM 3

8'6" x 6'9" (2.59 x 2.06)

Window to side. Radiator.

BATHROOM

Obscure glazed window to side. Panelled enclosed bath with electric shower over. Pedestal wash hand basin. Low-level WC. Wall mounted electric heater.

OUTSIDE

The front garden is mainly laid to lawn and the side is an extensive driveway providing ample parking for several vehicles, leading to:

DETACHED GARAGE

17'0" x 7'8" (5.18 x 2.34)

Up and over metal door. Power and light connected.



A pathway to the side opens up to the rear garden with an area of lawn and paving. The path continues around to the other side of the property leading back to the front garden.

SERVICES

To be confirmed, please contact the agent.

LOCAL AUTHORITY

Cornwall Council

COUNCIL TAX BAND

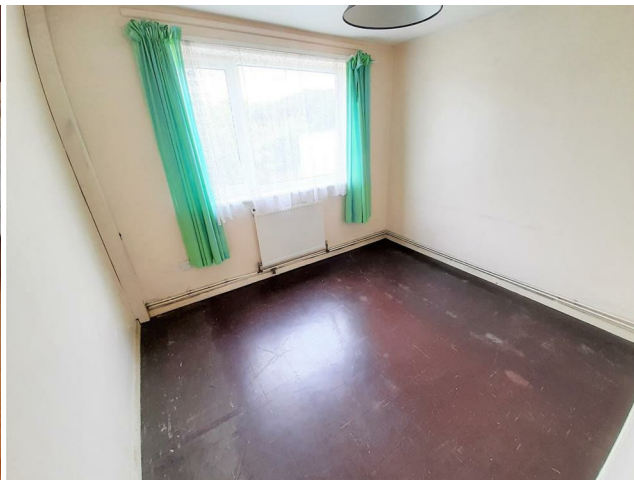
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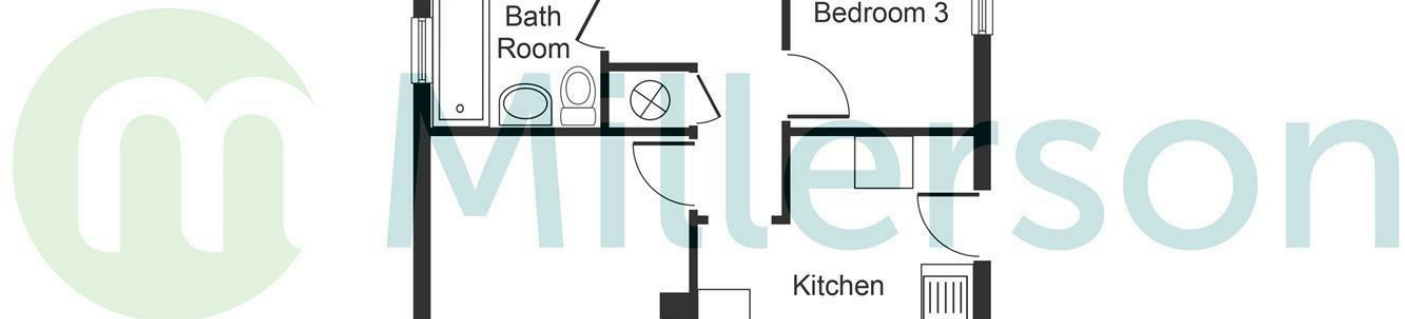
DIRECTIONS

Proceed out of Launceston on the A30 towards Bodmin taking the exit at Kennards House signposted to Camelford on the A395 and on reaching Wilsey Down turn right signposted Hallworthy. After approximately 2.5 miles on entering the village of Warbstow, take the first turning left into Trelawney Close, then right where the property will be found just down on the left, clearly identified by a Millerson For Sale board.

AGENTS NOTE

The property has Japanese knotweed and the treatment plan is now in place.





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

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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(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	

