

Hollies Road  
Launceston  
PL15 8HB

Offers In The Region Of  
£380,000

- Enjoying attractive views across the surrounding countryside
  - Detached Bungalow
  - Three bedrooms
- A bright dual aspect open plan sitting/dining room incorporating the kitchen
  - Driveway & Garage
  - Delightful Gardens
- Scan QR code for material information



Tenure - Freehold

Council Tax Band - D

Floor Area - 969.00 sq ft



#### Living Room

18'0" x 12'9" (5.51m x 3.91m)

A bright and welcoming dual aspect living space positioned to the front of the property, centred around a large picture window which enjoys an attractive outlook. The room opens through to the adjoining dining area, creating a sociable open plan layout ideal for both everyday living and entertaining.

#### Dining Area

11'8" x 10'2" (3.58m x 3.12m)

Situated to the rear of the property, the dining area benefits from French doors opening directly onto the garden, allowing plenty of natural light and providing an easy flow between indoor and outdoor spaces.

#### Kitchen

11'3" x 10'9" (3.43m x 3.30m)

The kitchen has been thoughtfully redesigned and updated, fitted with a modern range of wall and base units complemented by solid stone work surfaces. A selection of integrated appliances are included and a side door provides convenient access to the side garden.

#### Inner Hallway

A door from the living area leads to an inner hallway which in turn provides access to the bedrooms and the family bathroom.

#### Principal Bedroom

13'8" x 10'9" max (4.19m x 3.30m max)

A well-proportioned front aspect double bedroom enjoying a pleasant outlook and benefiting from built-in wardrobes providing useful storage.

#### Bedroom Two

13'11" x 8'11" (4.26m x 2.74m)

A further double bedroom overlooking the rear garden, also fitted with built-in wardrobes and offering a quiet and private position.

#### Bedroom Three

8'11" x 7'3" (2.74m x 2.21m)

Currently arranged as a single bedroom, this room is also suitable as a study, hobby room, or nursery, offering flexibility to meet a family's needs.

#### Family Bathroom:

10'4" x 8'1" (3.167 x 2.474)

Two obscure uPVC double glazed windows to the rear provide natural light. The stylish, contemporary suite features a striking white oval double-ended freestanding bath, a walk-in shower with elegant fluted glass enclosure, and a sleek vanity wash hand basin with drawers beneath, complemented by an illuminated backlit pebble mirror. Low level WC and a vertical twisted designer radiator complete the space,

while attractive ombre pastel part-tiled walls add a unique decorative touch.

#### Outside

The property benefits from off-road parking for two vehicles, a single garage, and an EV charging point.

The rear garden is fully enclosed and of a generous size, mostly laid to lawn with mature shrubs and a detached shed. A level patio adjacent to the French doors offers the perfect spot for outdoor dining. From the garden, there are pleasant views across the rooftops towards the town and countryside beyond.

#### Garage

16'11" x 10'11" (5.18m x 3.35m)

#### Material Information:

Verified Material Information

Council Tax Band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Oil-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - OK, EE - Good

Parking: Garage and Driveway



Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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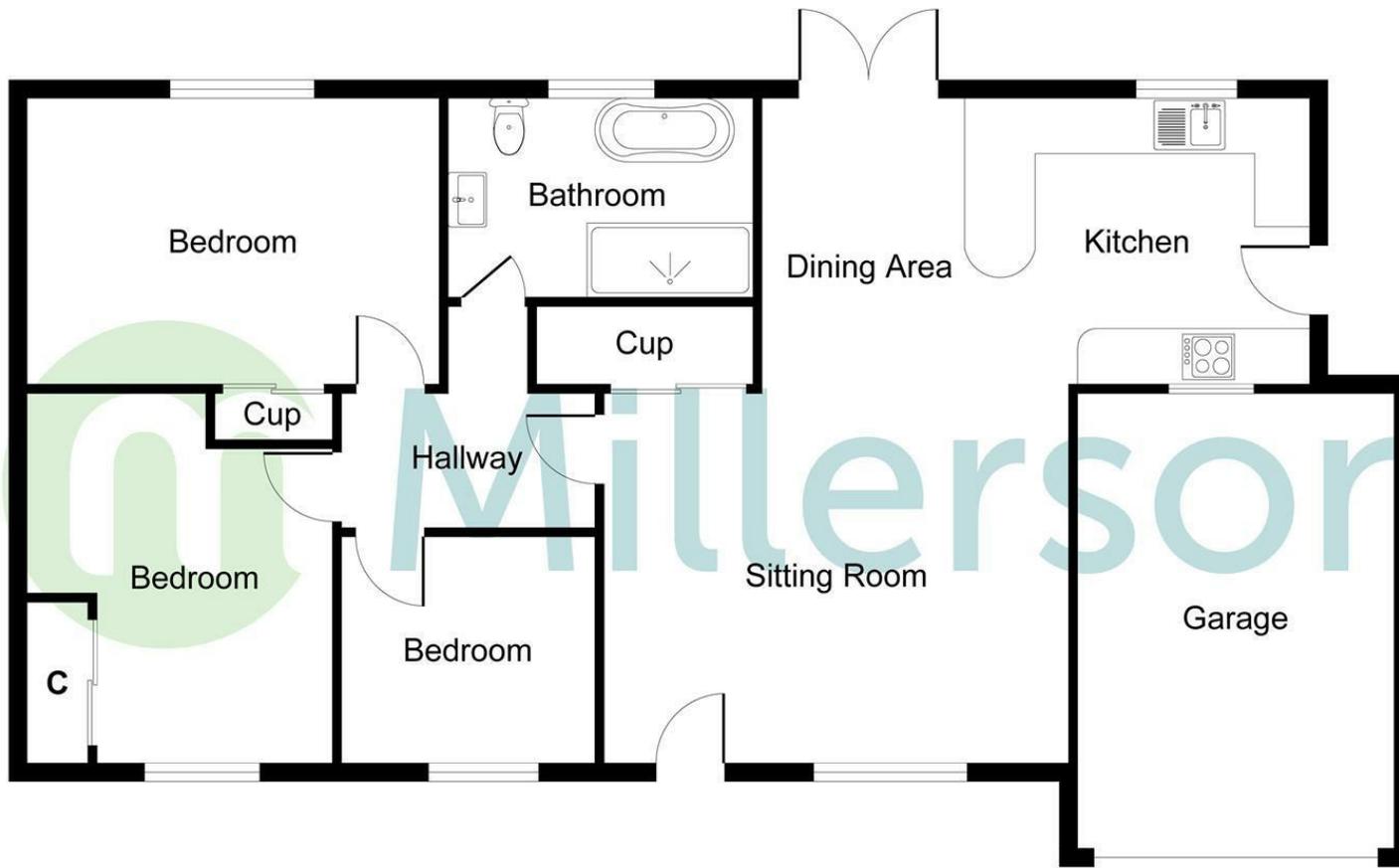


The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Hollies Road, Launceston, PL15 8HB





## Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

**Don't Panic!**

Contact Us On The Details Below To Arrange A Valuation

## Here To Help

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PL15 8ER

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T: 01566 776055

[www.millerson.com](http://www.millerson.com)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

