

# Attery View Yeolmbridge Launceston

PL15 8TY

Offers In The Region Of  
£342,500

- Detached Bungalow
- Three Bedrooms, Master with En-Suite
- Spacious Accommodation
- Kitchen/Breakfast Room with Utility Room
  - Conservatory
  - Gardens
- Driveway with Garage
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - D

Floor Area - 1174.00 sq ft



#### Summary:

Owned by the current vendor since 2001, this well-maintained detached three-bedroom bungalow offers generous and versatile accommodation, ideal for both comfortable day-to-day living and entertaining.

At the heart of the home is a spacious living room featuring a characterful open fire, which leads seamlessly into a formal dining area. From here, the accommodation continues through to a well-appointed kitchen/breakfast room, complemented by a separate utility room. A particular highlight is the high-quality conservatory with a solid roof, creating a refined additional living space that can be enjoyed throughout the year.

The principal bedroom benefits from an en-suite, with two further well-proportioned bedrooms completing the accommodation. Externally, the property enjoys attractive and well-stocked rear gardens with patio areas, perfect for outdoor dining, along with a sizeable front garden. There is ample driveway parking for several vehicles, leading to a garage with electric door.

This is a superb opportunity to acquire a beautifully presented bungalow offering both space and privacy in a desirable setting.

Wood effect uPVC glazed door into

#### Hallway:

L-shaped. Access to loft. Radiator. Airing cupboard housing hot water tank. Linen cupboard with shelving and radiator. Cloaks cupboard. Doors off

#### Living Room:

17'5" x 16'5" (5.310 x 5.029)

A spacious and inviting living room featuring a uPVC double glazed window to the front and a high-level uPVC double-glazed side window, allowing for excellent natural light. An open fireplace with slate hearth and marble surround forms an attractive focal point. Further benefits include two radiators, a television point, and an opening through to

#### Dining Room:

12'0" x 9'6" (3.681 x 2.920)

Airy room with uPVC double glazed French door to rear patio and garden and uPVC double glazed high level window to side. Radiator. Glass paned door to

#### Kitchen/Breakfast Room:

12'0" x 10'7" (3.660 x 3.24)

uPVC double glazed window to the rear. A comprehensive range of fitted wall and base units set beneath granite-style work surfaces and upstands, incorporating a 1.5 bowl ceramic sink unit. Appliances include a four-ring electric hob with stainless steel extractor over, built-in eye-level double oven and grill, integrated fridge/freezer, and a wine rack. A breakfast bar provides additional seating, with a radiator and archway leading through to

#### Utility Room:

5'9" x 5'2" plus recess for washing machine (1.771 x 1.576 plus recess for washing machine)

uPVC double glazed window and door leading to the conservatory. A range of fitted base units set beneath granite-effect work surfaces with matching upstands, incorporating space and plumbing for a washing machine, along with a wine rack.

#### Conservatory:

11'1" x 9'9" (3.391 x 2.972)

A fully uPVC double-glazed conservatory to three sides, featuring French doors opening onto the patio and garden. The addition of a solid roof ensures this is a comfortable and versatile living space that can be enjoyed all year round.

From the Hallway, doors off to all rooms

#### Bathroom:

8'0" x 5'8" (2.463 x 1.731)

Obscure uPVC double glazed window to the rear. A panelled bath with mixer taps and shower attachment, complemented by a vanity wash hand basin with cupboard storage and WC. Finished with part-tiled walls and a chrome ladder-style radiator.

#### Bedroom Three:

8'2" x 8'1" (2.511 x 2.464)

uPVC double glazed window to rear. Radiator.

#### Principal Bedroom:

13'0" x 9'10" (3.983 x 3.008)

uPVC double glazed window to the front. Radiator. A standout feature of this bedroom is the walk-through double wardrobes on either side, providing excellent storage and leading seamlessly into the en-suite shower room.

#### En-Suite Shower Room:

7'2" x 5'1" (2.191 x 1.566)

Obscure uPVC double-glazed window to the side. Bespoke walk-in shower featuring a seamless seat, chrome fittings, and glass screen. Vanity wash hand basin with under-cupboard storage and WC. Mostly tiled walls and a chrome ladder-style radiator complete the space.

#### Bedroom Two:

9'11" inc wardrobe x 9'6" (3.024 inc wardrobe x 2.901)

uPVC double glazed window to front. Built in wardrobe. Radiator.

#### Outside:

To the front, a generous expanse of lawn is complemented by a variety of shrubs, creating an attractive and welcoming aspect. A driveway provides ample parking for several vehicles, leading to the garage, while paths run around both sides of the bungalow.

The rear garden is mainly laid to lawn, interspersed with mature shrubs and trees, offering a sense of privacy and tranquillity. Patio areas catch the sun at different times of day, perfect for relaxing or entertaining, and the garden is enclosed by fencing for added seclusion. Additional features include a timber shed and oil tank, completing this well-planned outdoor space.

#### Garage:

19'0" x 10'2" (5.794 x 3.105)

With electric up-and-over door and personnel door to the side. Fitted with power and lighting, and housing a Grant oil-fired boiler installed in 2025.

#### 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 and Open fire

Broadband: FTTC (Fibre to the Cabinet)

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

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

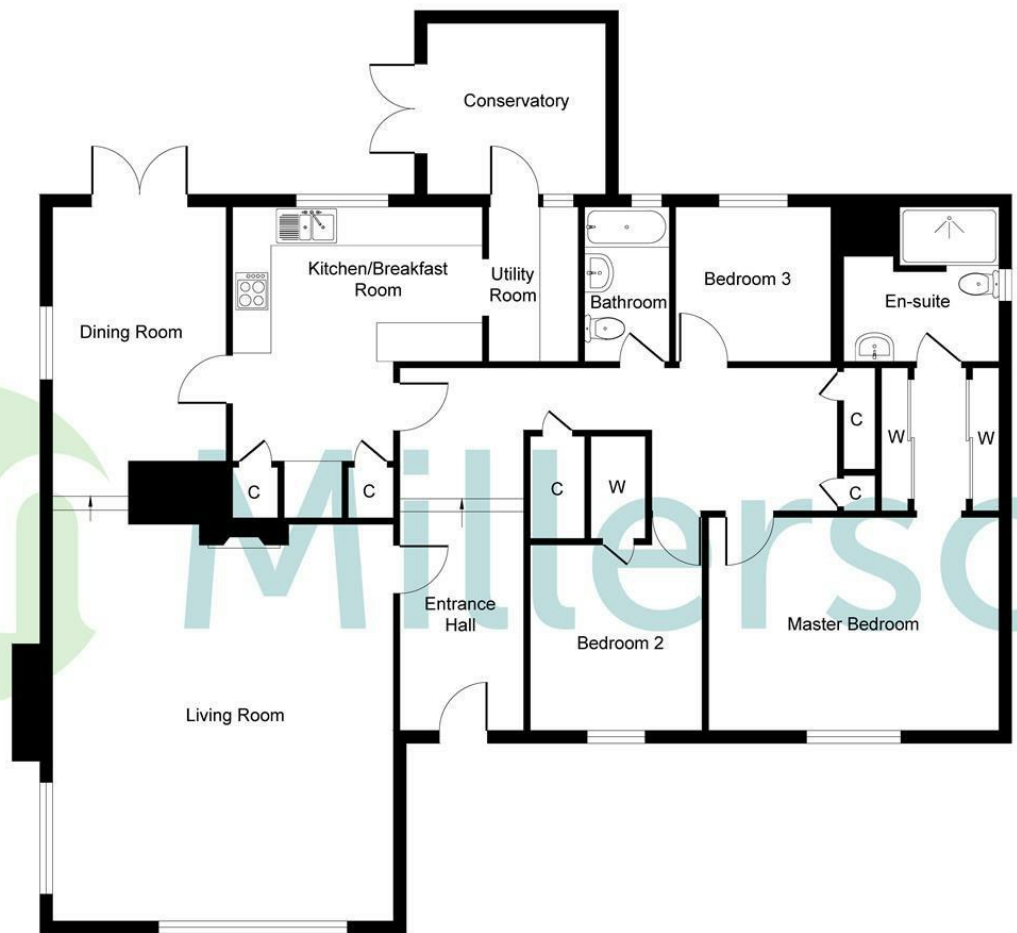
Coal mining area: No

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.





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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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		58	70
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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