St. Keri Court
Egloskerry
Launceston
PL15 8RS

Asking Price £245,000

- Sought-After Village Location
- Fully Renovated Semi-Detached Bungalow – Turn-Key Condition
- Contemporary Open-Plan Kitchen, Dining & Living Space
- Energy-Efficient With Solar Panels, Full Insulation & Underfloor Heating
- Corner Plot With Generous, Private Gardens
- Detached Cabin/Home Office
- Private Parking
- No Onward Chain
- Scan QR Code For Material Information

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Tenure - Freehold

Council Tax Band - A

Floor Area - 538.00 sq ft

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Summary:
A beautifully renovated and thoughtfully reconfigured semi-detached bungalow, presented in true turn-key condition. This versatile home offers flexible accommodation with either one or two bedrooms, or the option of an additional reception room to suit your lifestyle. The heart of the property is a stylish, fully fitted modern kitchen, seamlessly open plan to a bright and spacious dining/living area—ideal for both everyday living and entertaining.

Finished to a high standard throughout, the property benefits from full insulation, energy-efficient solar panels, and underfloor heating, ensuring comfort and efficiency all year round.

Occupying a desirable corner plot, the home enjoys generous, private gardens, perfect for relaxing or entertaining, along with a useful detached cabin/home office—ideal for remote working or hobbies.

Offered with no onward chain, this is an exceptional opportunity to acquire a ready-to-move-into home.

Glazed door into

Hallway:
Tiled floor with underfloor heating and thermostatic control. Doors off

Utility Room:
5'5" x 5'1" (1.674 x 1.559)
uPVC triple glazed window to the side. Housing for fuse box with upgraded electrics, solar panel control switch, and Stiebel Eltron instant hot water boiler. Newly fitted modern sage storage cupboard incorporating a stainless steel sink with mixer tap. Finished with tiled splashbacks and provision for a washing machine.

Shower Room:
5'11" x 5'2" (1.825 x 1.584)
uPVC triple glazed window to the rear. Beautifully appointed with fully tiled walls and flooring. Contemporary suite comprising a rain-style shower with glass screen, circular ceramic wash hand basin, and wall-mounted WC with storage cupboard above. Wall-mounted mirror with integrated lighting, shaver point, and demist feature. Recessed ceiling lighting. Designed as a wet room, fully tanked with a gently sloping floor for effective drainage.

Principal Bedroom:
12'11" x 9'2" (3.952 x 2.811)
uPVC triple glazed window to the front. A well-proportioned and comfortable room featuring a radiator and TV point. Newly carpeted, offering a fresh and cosy finish.

Kitchen:
10'4" x 9'9". (3.160 x 2.989.)
uPVC triple glazed French doors opening onto the rear garden. A beautifully designed contemporary English Rose kitchen featuring elegant Limestone colour cabinetry, complemented by New English Oak wall units and finished with push openings. Fully equipped with a Jessier four-ring induction hob, built-in eye-level Hotpoint oven with grill, and an additional integrated microwave with grill above. Further benefits include an integrated Hotpoint dishwasher and fridge/freezer, along with practical pan drawers.

Stylish Lucida white scratch-resistant laminate work surfaces incorporate an inset sink with a premium 4-in-1 boiling water tap and filtration system. A breakfast bar with concealed storage beneath provides an ideal space for casual dining, all seamlessly opening into the dining/living area—perfect for modern open-plan living. Finished with attractive wood-effect flooring throughout the living rooms.

Dining/Living Room:
15'2" x 9'1" (4.636 x 2.794)
uPVC triple glazed window to the front. A stylish and inviting space featuring a contemporary part-panelled wall and a wall-mounted electric flame-effect fire. Dedicated media wall area with TV point. Radiator. Door leading to Bedroom Two/additional reception room.

Bedroom Two/Reception Room:
9'7" x 8'0" (2.944 x 2.461)
uPVC triple glazed French doors with adjoining side window opening onto the rear garden, allowing for an abundance of natural light. A versatile room with a built-in cupboard complete with lighting, and radiator. Ideal as a second bedroom, sitting room or home office.

Outside:
The front of the property features a versatile area, partly laid to lawn with reinforced matting beneath, providing the option for off-road parking, along with an additional parking space to the side. A wooden fence provides access to the rear garden.

The rear garden is predominantly laid to lawn and enjoys a high degree of privacy, bordered by a variety of mature trees and shrubs. A paved patio area offers an ideal space for outdoor seating and entertaining. The property further benefits from a well-built detached cabin/home office or hobbies room, complemented by a covered side area suitable for sheltered al fresco dining and additional storage to the opposite side.

Detached Cabin/Home Office/Hobbies Room:
A well-built and versatile detached cabin, thoughtfully arranged into three distinct areas comprising a storage room, main room, and a covered open-fronted seating area.

The storage area (2.927 x 1.234) benefits from a uPVC double glazed window to the side, with power and lighting installed.

The main room (3.534 x 2.84), insulated and features double glazed French doors overlooking the garden, along with a wooden glazed side door

providing access to the covered area. This space is equipped with power, lighting, and a wall-mounted heater, making it suitable for year-round use as a home office or hobby space.

The covered open-fronted seating area (3.117 x 2.259) offers a sheltered outdoor space ideal for relaxed seating or al fresco dining, complete with lighting.

Agents Note:
The property is Subject to a Rural Occupancy Restriction. The wording of the restriction is as follows: The property can only be sold to someone who has lived or worked in the County of Cornwall for at least 3 years.

Agents Note Two:
The solar panels are currently generating an estimated income of approximately £1,000 per annum through feed-in tariffs

Material Information:
Verified Material Information

Council Tax Band: A

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: B

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating features: Triple glazing and Underfloor heating

Broadband: FTTC (Fibre to the Cabinet)

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

St. Keri Court, Egloskerry, Launceston, PL15 8RS

Parking: Communal, Driveway, Private, Off Street, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: Communal footpath to front of property half a meter in from boundary, rarely used but shouldn't be obstructed.

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access, Lateral living, and Level access shower

Coal mining area: No

Non-coal mining area: No

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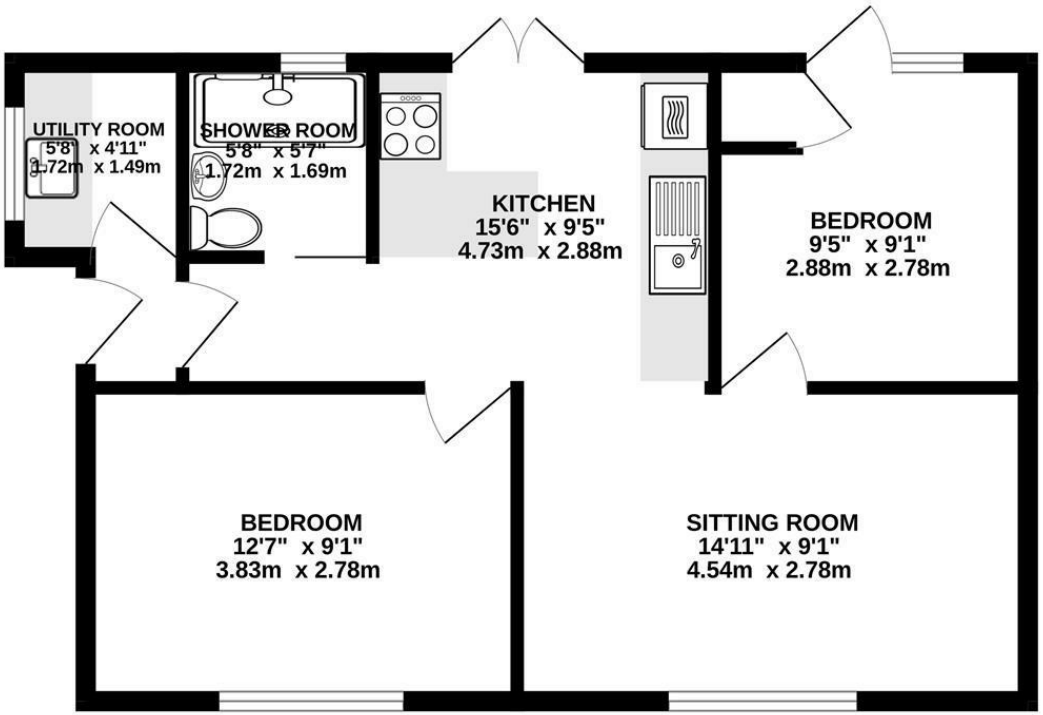
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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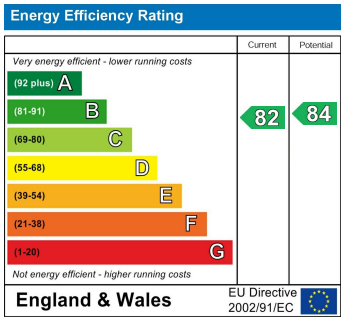

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Are you interested in this property but aren't currently in a proceedable position?

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Here To Help

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