



Moorfield Road St. Giles-On-The- Heath Launceston

Asking Price £235,000

- Link-Detached Bungalow
- Two Double Bedrooms
- Lounge/Dining Room
 - Kitchen
 - Utility Room
- Driveway Parking & Car Port
 - No Onward Chain
- Scan QR Code For Material Information



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Tenure - Freehold

Council Tax Band - C

Floor Area - 1114.00 sq ft



Obscure uPVC glazed door into

Porch:

uPVC double glazed window to front with countryside views. Door to

Sitting/Dining Room:

21'0" max x 13'6" (6.416 max x 4.124)

A spacious and light sitting/dining room featuring a uPVC double-glazed window to the front with lovely countryside views, along with uPVC double-glazed sliding doors to the side. The room includes a night storage heater and has direct access to both the inner hall and the kitchen.

Kitchen:

12'6" x 8'1" (3.830 x 2.475)

uPVC double-glazed window to the front enjoying attractive countryside views. The kitchen offers a range of matching wall and base units with roll-edge work surfaces, a stainless-steel single bowl sink unit, four-ring electric hob with oven below and stainless-steel extractor above, tiled splashbacks, and an integrated fridge/freezer. A convenient breakfast bar completes the space.

Utility Room:

17'2" x 8'9" (5.252 x 2.671)

Formerly the garage, this versatile space can be reinstated as a working garage by removing the stud walling. The utility room includes a consumer unit, a ceramic sink unit, base cupboards with roll-edge work surfaces, and wall-mounted storage cupboards. There is space and plumbing for a washing machine, access to the loft, and a door leading out to the courtyard.

From the Sitting/Dining Room, door to

Inner Hall:

Doors off

Principal Bedroom:

15'7" x 10'5" (4.753 x 3.184)

A well-appointed principal bedroom featuring a uPVC double-glazed window to the side and an electric panel heater. The room benefits from a comprehensive range of fitted wardrobes, drawers and bedside units, including several mirror-fronted wardrobes for added convenience and style.

Bedroom Two:

11'11" x 11'1" (3.644 x 3.388)

Two long uPVC double glazed windows to side. Electric panel heater.

Bathroom:

8'1" x 7'5" (2.485 x 2.277)

A modern bathroom with an obscure uPVC double-glazed window to the side. Featuring a P-shaped bath with electric shower and glass screen, a combination basin and WC unit with cupboards and drawers, partly tiled walls, and a chrome ladder-style radiator. A linen cupboard houses the immersion tank for additional storage and convenience.

Outside:

Set on a corner plot, the property benefits from a driveway providing off-road parking, as well as a garden area extending around the side, laid with attractive crazy paving and planted with a variety of mature flowers, shrubs, and bushes. Both the front and side enjoy open views over the surrounding countryside. A further patio area to the side has been designed with low-maintenance in mind, alongside an additional driveway offering parking for several vehicles with carport.

To the rear, there is a courtyard area featuring a timber shed and an outside cold water tap.

Material Information:

Verified Material Information

Council Tax band: C

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing and Night storage

Broadband: FTTC (Fibre to the Cabinet)



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

Parking: Allocated, Driveway, and Off Street

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.

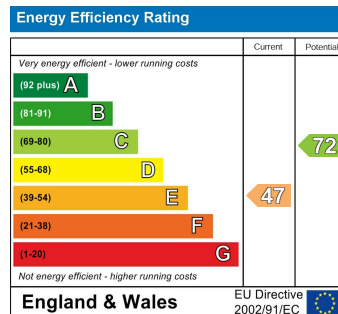


GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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