



Meadowside

Launceston

PL15 7DJ

Asking Price £325,000

- Detached Bungalow
- Three Double Bedrooms
- Sought After Location
- Delightful & Private Rear Garden
- Recently Re-fitted Kitchen
  - Conservatory
  - Garage & Drive
- Scan QR Code For Material Information



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Tenure - Freehold

Council Tax Band - D

Floor Area - 926.00 sq ft



## Summary

The property has been well cared for by the current owner and offers spacious, well-balanced accommodation. An L-shaped entrance hallway leads into a generous 26' living/dining room with a woodburner, opening into a bright and good-sized conservatory. From here, doors lead out to a pleasant decked terrace that enjoys views over the private, enclosed, and mature rear gardens.

There is an attractively recently re-fitted kitchen/breakfast room, three double bedrooms, and a family bathroom featuring a separate walk-in shower cubicle.

Outside, the property benefits from a private driveway offering off-road parking, along with an attached 21' garage with an electric door, providing ample space for a vehicle and additional storage.

uPVC double glazed sliding door into

### Entrance Porch:

Tiled floor. Front door into

### Hallway:

L-shape. Useful storage cupboard with shelving, separate coat and shoe cupboard with hanging rail. Linen cupboard housing a radiator and slatted shelving. Telephone point, radiator, and doors off

### Lounge/Dining Room:

26'0" x 11'10" in chimney breast recesses (7.92m x 3.61m in chimney breast recesses)

A bright and inviting room with windows to the front and side. The focal point is a charming fireplace with a woodburner set on a slate hearth and framed by a wooden surround. TV point, two radiators, and French doors opening into the conservatory.

### Conservatory:

10'5" x 10'0" (3.2m x 3.05m)

A lovely space with double glazed windows and French doors opening onto a decked terrace and the beautiful, private rear garden. The gentle sound of a nearby stream adds to the tranquil setting. Finished with tiled flooring, the room also features a radiator, TV point, multiple sockets, and a ceiling fan with light.

### Kitchen/Breakfast Room:

11'5" x 10'9" (3.48m x 3.3m)

A recently re-fitted kitchen offering a stylish and practical layout, complete with soft-closing units and a larder cupboard for excellent storage. A window overlooks the rear garden, and a door opens directly onto the decked terrace, perfect for outdoor dining.

The kitchen is fitted with a range of base units and matching eye-level and display cabinets, complemented by worktop surfaces and part-tiled walls. It includes an inset stainless steel 1¼ bowl sink with mixer tap, an integrated dishwasher, space and plumbing for a washing machine, space for a tall fridge/freezer, and an electric range cooker with a canopy extractor fan above.

Also housing the wall-mounted gas combination boiler, the kitchen benefits from a TV point, radiator, and a bright, functional finish throughout.

### Principal Bedroom:

11'5" x 10'9" (3.48m x 3.3m)

A window to the rear offers a pleasant outlook over the private garden. The room also features a TV point and radiator.

### Bedroom Two:

11'5" x 10'9" (3.48m x 3.28m)

Window to front. Radiator.

### Bedroom Three:

11'6" x 7'8" (3.53m x 2.34m)

Window to front. Radiator.

### Family Bathroom:

6'9" x excluding shower cubicle 6'2" (2.06m x excluding shower cubicle 1.88m)

A stylish bathroom featuring fully tiled walls and flooring, with an obscure glazed window to the rear for added privacy. The suite includes a panelled bath with Victorian-style mixer tap and shower attachment, a wall-mounted wash hand basin, and a low-level WC. There's also a walk-in shower cubicle with an electric shower and extractor fan, offering functionality.

### Outside:

The front garden has been designed with low maintenance in mind, featuring a small lawn and gravelled areas for a neat, tidy appearance. A pedestrian gate and steps lead up to the front entrance, while a private driveway provides access to the attached:

### Garage:

21'5" x 9'8" (6.55m x 2.97m)

A good-sized garage with a remote-controlled up-and-over metal door, double glazed side window, and a personal door leading to the rear garden. Benefitting from power, lighting, and high-level storage, it offers excellent practicality for parking or additional storage.



### Rear Garden:

Adjacent to the garage, a pedestrian gate opens onto a pathway leading to the fully enclosed, private rear garden. This path extends to a delightful decked terrace, the perfect spot to unwind while enjoying peaceful views of the garden, the gentle sounds of birdsong, and a nearby babbling stream.

The remainder of the garden is laid to lawn and bordered by an attractive mix of mature trees, shrubs, and flowering plants, creating a tranquil and natural retreat. Additional features include a timber shed, greenhouse, and a pergola—ideal for outdoor entertaining or quiet relaxation. Practical touches such as an outside light and water tap add convenience to this lovely outdoor space.

### Material Information:

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

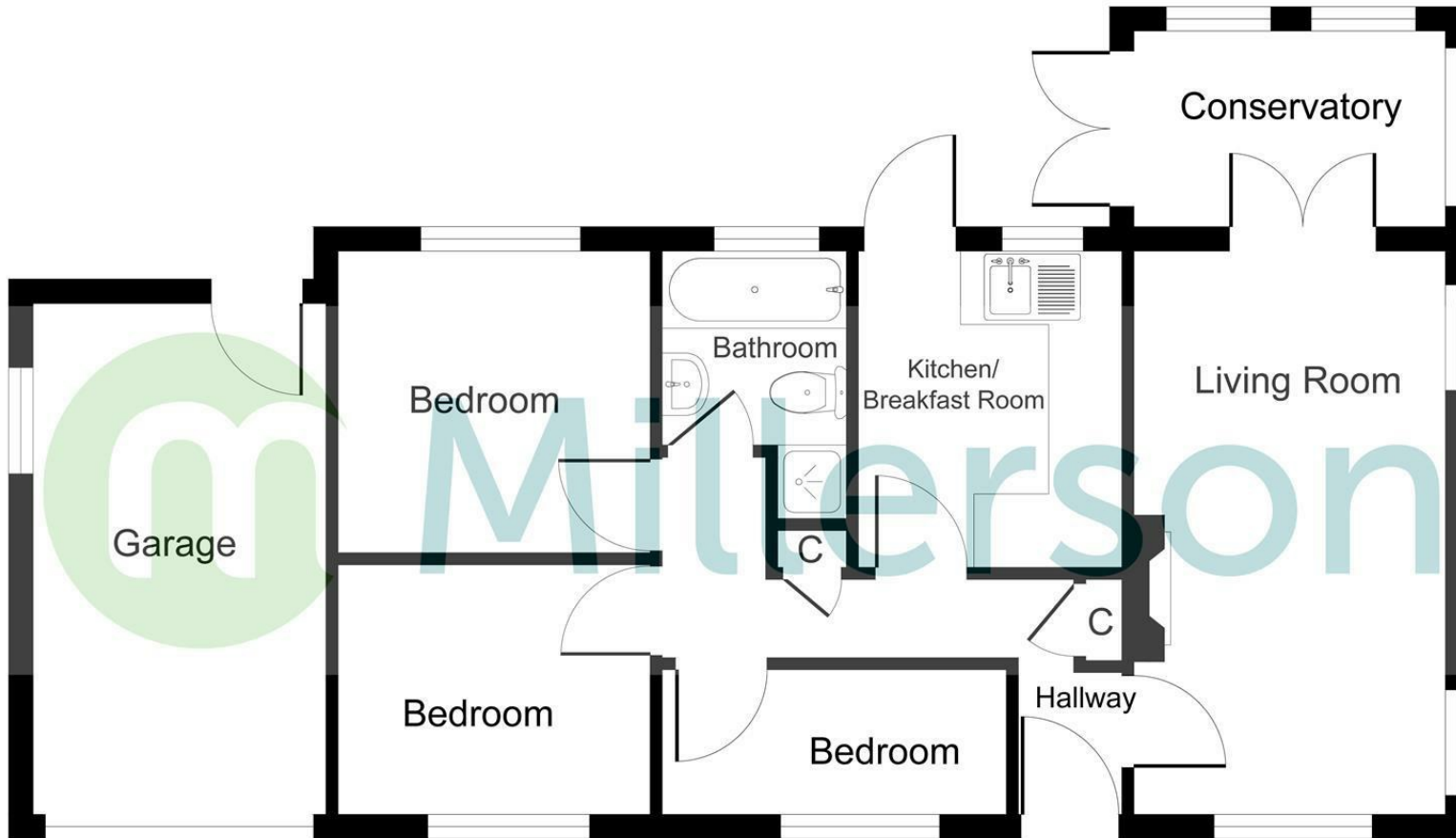
Accessibility and adaptations: None

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.



## Needing To Sell?

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

