



# 70 Tor View

Tregadillett, Launceston, Cornwall, PL15 7HB

KIVELLS

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£225,000 Guide Price

Semi-detached two bedroom bungalow

Ample off road parking and two garages

Low maintenance garden

Offered for sale with no onward chain

Located in sought after village location

EPC - to be confirmed



## Location

The village of Tregadillett has a popular public house known for good food along with a modern primary school and village community centre. The full social, commercial and shopping facilities of Launceston are within 2 miles. Alongside Tregadillett is the A30 dual carriageway spine road for Cornwall and Devon providing the village with a superb balance of travel distance to all parts of Cornwall and Devon.

In all directions from Tregadillett there is scenery of outstanding natural beauty. To the north is the stunning rugged North Cornish coastline famed for quaint former fishing villages and popular family surfing beaches. To the west are the wide open spaces of Bodmin Moor ideal for walking and riding and to the east Dartmoor National Park. Running southwards the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing empties into Plymouth Sound with all its yachting activity.

Exeter, 44 miles by continuous dual carriageway provides Intercity Rail Link, International Airport and M5 motorway link. Plymouth to the south, some 28 miles, provides Intercity Rail Link and Continental Ferry Port.

## Accommodation

Obscure door into:-

### ENTRANCE HALLWAY

Doors leading to all ground floor rooms. Carpet, night storage heater, storage cupboard, pendant light and loft hatch.

### LIVING ROOM

Window to the front elevation. Open fire with tiled hearth and mantel. Carpet, night storage heater and pendant light.

### BEDROOM ONE

Window to the front elevation. Night storage heater, carpet, pendant light and built-in wardrobe with sliding door.

### BEDROOM TWO

Window to the rear elevation. Carpet, night storage heater, pendant light and built-in wardrobe with sliding door.

### BATHROOM

Obscure window to the rear elevation. Floor to ceiling tiles. Suite of close coupled W.C., pedestal wash hand basin with separate taps and walk-in large shower cubicle. Pendant light and vinyl flooring.

### KITCHEN / DINER

Windows to the front and side elevations. Range of base and eye level units with work surface over and tiled splash backs, inset hob with extractor fan above,

oven and space for washing machine. Vinyl flooring, round light and night storage heater.

### REAR HALLWAY

Door leading to garage's and rear garden. LVT flooring.

### GARAGE ONE

Up and over door and window to the rear elevation. Strip lights, base units with work surface over and further door into:-

### GARAGE TWO

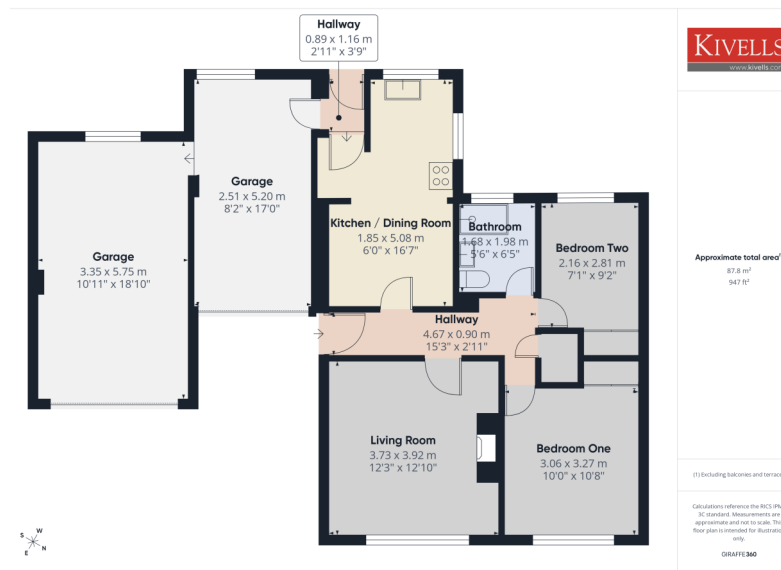
Electric door and window to the rear elevation. Strip lights.

## Services

Mains water, electricity and drainage. Night storage heaters. The solar panels are owned by the property.

## Viewings strictly by appointment only

Please ring 01566 777 777 to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website [www.kivells.com](http://www.kivells.com).



## Outside

At the front of the property there are two areas of lawn either side of the property. There is a concrete drive providing parking for numerous vehicles. The driveway leads into the garages.

The rear garden is enclosed by stone walling and wooden fencing, being low maintenance with patio, lawn and greenhouse.



EE Rating - To be confirmed



Council tax band - B



Directions

What3Words – dampen.lunge.foster



Virtual Tour - Available upon request



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