

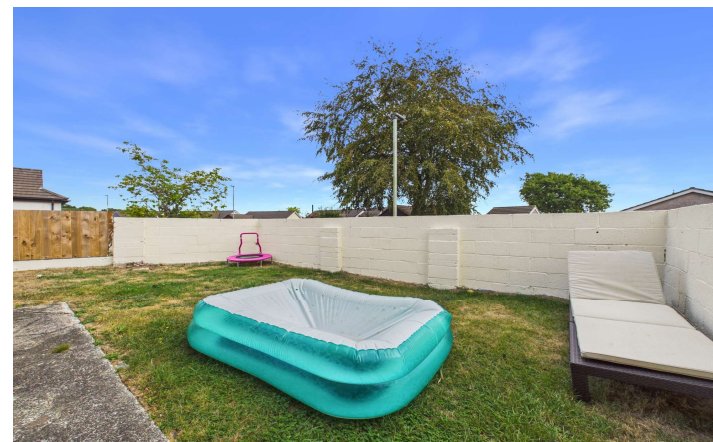


Bond
Oxborough
Phillips

Changing Lifestyles

15 Crockers Way
St. Giles-on-the-Heath
Launceston
Devon
PL15 9TB

Asking Price: £235,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

15 Crockers Way, St. Giles-on-the-Heath, Launceston, Devon, PL15 9TB



- SEMI DETACHED BUNGALOW
- MODERN KITCHEN
- GOOD SIZED LIVING ROOM
- 2 BEDROOMS
- FAMILY BATHROOM
- CORNER PLOT
- DETACHED SINGLE GARAGE
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- SOUGHT AFTER VILLAGE LOCATION
- GREAT LINKS TO HOLSWORTHY AND LAUNCESTON/A30



Situation

The property is situated in the popular village of St Giles on the Heath which lies conveniently about midway between the market town of Holsworthy and Launceston, Cornwall's ancient capital. Both towns offer an excellent range of day to day amenities including leisure amenities and professional services. The glorious rolling countryside of the Devon/Cornwall border is one of the most picturesque parts of the South West but is also readily accessible via the A30 which provides a direct link to the M5 at Exeter.

Directions

From Holsworthy proceed along the A388 towards Launceston, passing through Clawton and on to St Giles on the Heath. Upon entering the village take the left hand turning into Moorfield Road and take the second left hand turning into Crockers Way, where upon 15 will be found within a short distance with a Bond Oxborough Phillips " For Sale" board clearly displayed.



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Occupying a prime position within the highly sought-after village of St Giles-on-the-Heath, and within easy walking distance of the local amenities, 15 Crockers Way presents an excellent opportunity to acquire a well-presented semi-detached bungalow in a desirable and convenient setting.

The accommodation comprises a modern fitted kitchen with an adjoining conservatory, currently utilised as a utility area but equally suited as a dining space, enjoying pleasant views over the garden. A separate spacious living room features a charming bay window, flooding the room with natural light and creating a bright and airy atmosphere.

Further accommodation includes two bedrooms and a family bathroom.

Externally, the bungalow occupies a generous corner plot with gardens that wrap around the property. The outside space is partly walled, providing a high degree of privacy and creating an ideal setting for alfresco dining and entertaining. The property also benefits from a generous tarmac driveway, providing ample off-road parking for several vehicles, together with access to a detached single garage.

Entrance Hall - 11'4" x 5'11" (3.45m x 1.8m)

Kitchen/Diner - 11'4" x 8'5" (3.45m x 2.57m)

Living Room - 15' x 10'10" (4.57m x 3.3m)

Conservatory - 10'7" x 6'2" (3.23m x 1.88m)

Bedroom 1 - 14'5" x 8'2" (4.4m x 2.5m)

Bedroom 2 - 8'6" x 7'5" (2.6m x 2.26m)

Bathroom - 6'9" x 5'6" (2.06m x 1.68m)

Garage - 15'9" x 8' (4.8m x 2.44m)

EPC Rating - EPC rating TBC.

Services - Mains water, electric and drainage.

Council Tax Banding - The council tax band for the property is currently a 'B' (please note this council band may be subject to reassessment).

Agents Note - Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £20 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

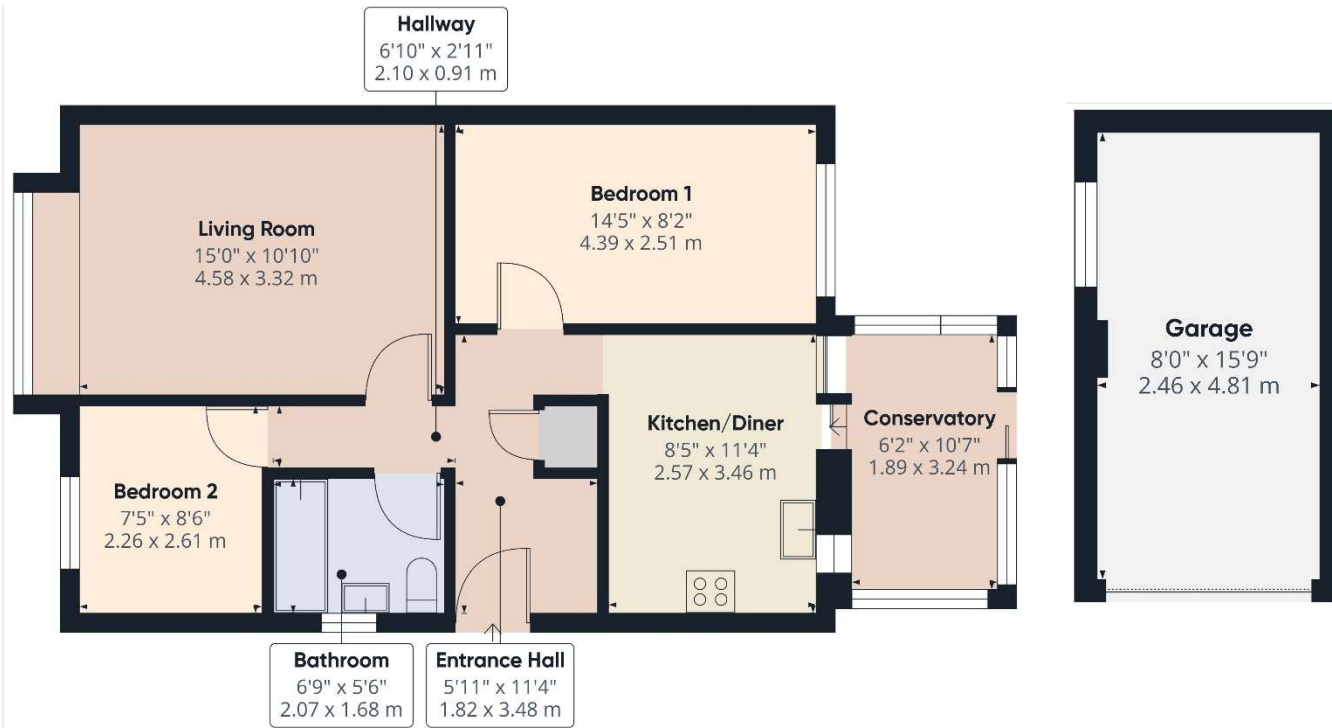
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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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