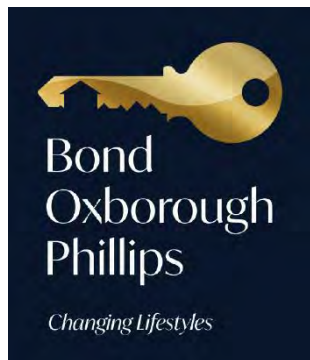




5 Trevallyn Road
Launceston
PL15 7HN



Asking Price - £500,000



5 Trevallyn Road, Launceston, PL15 7HN



- Executive Detached Family Home
- Approx. 1,892 sq ft Accommodation
- Extended & Improved by Current Owners
- Four Generous Double Bedrooms
- Three Reception Rooms
- Woodburning Stove in the spacious Living Room
- Immaculate Throughout
- Large Kitchen & Utility Room
- Integral Garage
- Extensive Driveway Parking
- Landscaped Gardens
- Central Position Within Approx. ¼ Acre Plot
- Beautiful Slate Entertaining Terrace
- Solar Panels, owned outright
- Mature Trees & Established Planting
- Highly Desirable Residential Location
- Walking Distance to Town Amenities
- Excellent Access to the A30
- EPC - TBC



Occupying a prime position within beautifully landscaped gardens of approximately a quarter of an acre, this exceptional detached home combines generous family accommodation, immaculate presentation and a highly desirable location.

Thoughtfully extended and enhanced by the current owners, the property has been remodelled to create a superb home for modern family living. A spacious driveway provides ample parking alongside an integral garage, while the attractive frontage creates an impressive first impression.

Beautifully presented throughout, the accommodation is centred around a stylish, well-equipped kitchen with adjoining utility room, complemented by a choice of spacious reception rooms offering flexibility for family life, entertaining and relaxation.

Upstairs are three generous double bedrooms, including an impressive principal bedroom, all served by a beautifully appointed family bathroom.

The gardens are a particular highlight. Set centrally within its plot, the house enjoys an exceptional sense of privacy, with sweeping lawns, mature trees, established planting and a slate patio providing the perfect setting for outdoor dining and entertaining.

Located on one of Launceston's most sought-after residential roads, the property offers convenient access to the town centre, schools, leisure facilities and the A30, providing excellent links throughout Devon and Cornwall.

Extending to almost 1,900 sq ft and presented to an exceptional standard, this is a rare opportunity to acquire an outstanding family home in one of the area's finest locations. Viewing is highly recommended.

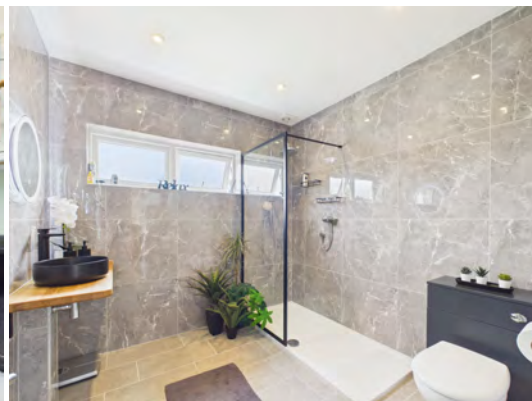
01822 600700

Changing Lifestyles

Launceston is a charming and historic town with the imposing Launceston castle keeping watch over the town and its surroundings. Nicknamed 'the gateway to Cornwall', Launceston is located right on the border of Cornwall and Devon, with the River Tamar delineating almost the entire boundary between the two.

It has great access to the stunning coastlines of Cornwall and Plymouth and Exeter further afield, with the A30 providing a convenient connection.

In the town itself, you can find a range of unique businesses and the occasional national store, such as Tesco and Costa Coffee. Furthermore, there are local amenities such as a leisure centre, healthcare facilities, and good primary and secondary schools.



Please do not hesitate to contact
the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Floor 1



Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01822 600700 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.

PLEASE 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 £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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.