Bond Oxborough Phillips

Changing Lifestyles

21 Hollies Road
Launceston
PL15 8HB

Asking Price - £360,000

21 Hollies Road

- Stunning three-bedroom detached bungalow
- Fantastic views towards Norman Castle and countryside
- Refurbished throughout to a high standard
- Open-plan living, dining and kitchen
- Stylish modern kitchen with integrated appliances
- Beautiful four-piece family bathroom
- Generous enclosed rear garden with patio
- Driveway, garage and EV charging point

Enjoying fantastic views towards the town centre, Norman Castle and the surrounding open countryside, this stunning detached bungalow offers beautifully presented and tastefully refurbished accommodation, including three bedrooms, together with a generous enclosed rear garden.

You step into a wonderful dual-aspect open-plan living room, dining area and kitchen. The living room is positioned in front of a large picture window, making the most of the impressive outlook. Adjoining the living room is the rear-aspect dining area, with French doors opening directly onto the rear garden. The kitchen is a particularly impressive space, having been completely redesigned and refitted with a range of modern eye and base-level units beneath a solid stone work surface. There is a range of integrated appliances, together with a useful side door providing access to the garden.

A door from the living room leads into an inner hallway, providing access to the bedrooms and family bathroom. The master bedroom is front aspect and enjoys a pleasant outlook, with the added benefit of built-in wardrobes. The guest bedroom is a good-sized rear-aspect double bedroom, again with built-in wardrobes and a lovely view over the garden. The third bedroom is a comfortable single bedroom, or could equally lend itself to use as a hobbies room, study or occasional bedroom.

The family bathroom is simply stunning and has clearly been a real labour of love for our vendor. It features a stylish matching four-piece suite, including a separate bath with integrated tap and a large freestanding shower enclosure. Throughout the property, the accommodation has been tastefully redecorated and benefits from new flooring, while modern conveniences include double glazing and central heating.

To the front of the property is a private driveway providing parking for two vehicles, together with an attached single garage and EV charging point.

The rear garden is a particularly good size and is fully enclosed, offering a wonderful degree of privacy. It is predominantly laid to lawn and complemented by a variety of mature shrubs, along with a detached garden shed. Directly opposite the French doors is a level patio area, ideal for outdoor dining and entertaining. The garden also enjoys a fantastic outlook, with views across the rooftops towards the town centre, Norman Castle and the surrounding countryside.

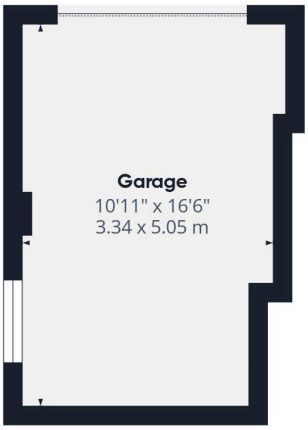
Changing Lifestyles

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.

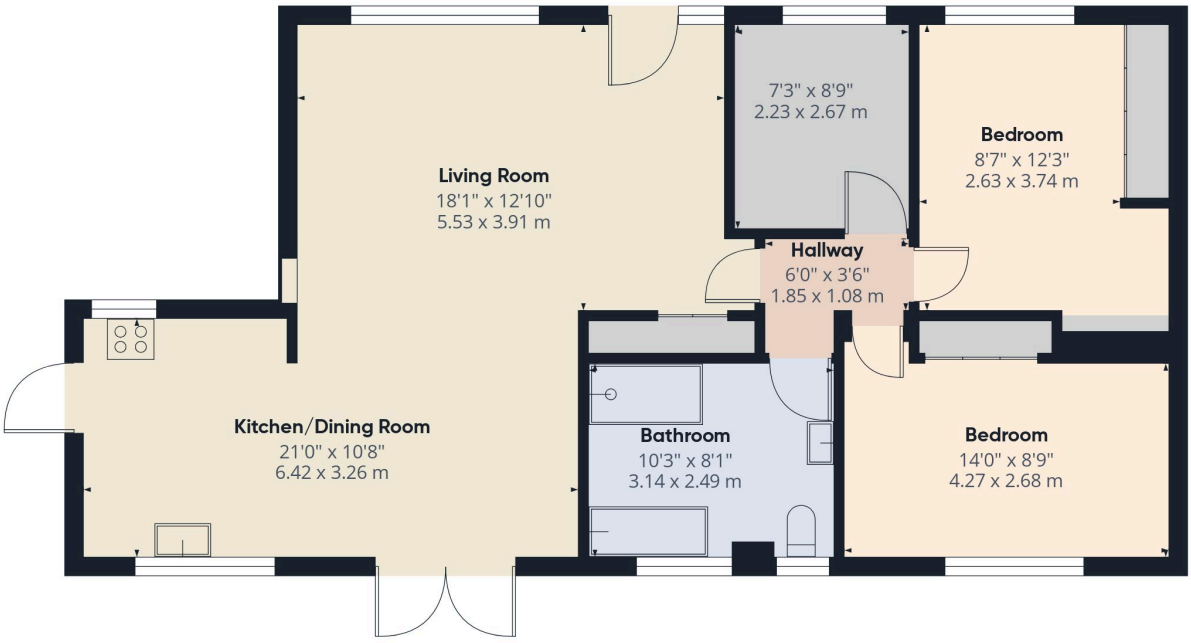
It has great access to the stunning coastlines of Cornwall and Plymouth and Exeter further afield, with the A30 providing a convenient connection.

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 -1



Floor 0

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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.