



Bond
Oxborough
Phillips

Changing Lifestyles

Glen Haven
3 Tower Hill
St Giles-On-The-Heath
Launceston
Devon
PL15 9RT

Asking Price: £275,000
Freehold



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

Glen Haven, 3 Tower Hill, St Giles-On-The-Heath, Launceston, Devon, PL15 9RT



- SEMI DETACHED HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- GENEROUS PLOT
- AMPLE OFF ROAD PARKING
- QUIET AND RURAL LOCATION
- GREAT LINKS TO HOLSWORTHY AND LAUNCESTON/A30
- AVAILABLE WITH NO ONWARD CHAIN



An exciting and rare opportunity to acquire this 3 bedroom, 2 reception room, semi-detached house in need of modernisation throughout. The residence is situated in a lovely quiet location on the edge of the popular village of St Giles on the Heath with great links to Holsworthy and Launceston/A30. The property also benefits from a generous plot, providing front and rear gardens and ample off road parking. An internal viewing is highly recommended. EPC TBC.



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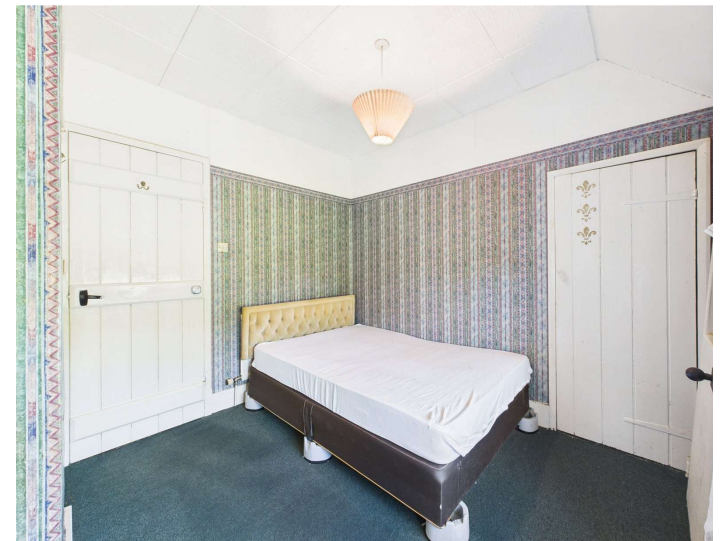


DirectionsSituation

From Holsworthy proceed on the A388 Launceston road for approximately 9 miles where you will arrive at the village of St Giles on the Heath. Proceed into the village, take the left hand turn signposted Tower hill and Virginstow. Continue on this road for approx. 0.6 miles and the shared entrance drive will be found on the right hand side just after the bridge. Follow the lane and number 3 Tower Hill will be found after a short distance on the right hand side with its name plaque and a Bond Oxborough Phillips "For Sale" board clearly displayed.

Situation

The property is situated on the edge of 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.



Internal Description

Entrance Porch - 5'2" x 4' (1.57m x 1.22m)

Window to front elevation, internal door to Inner Hallway.

Inner Hall - 6'5" x 3'1" (1.96m x 0.94m)

Provides access to the dining room, bathroom and storage cupboard. Stairs leading to first floor landing.

Bathroom - 8'5" x 5'7" (2.57m x 1.7m)

A fitted suite comprising panel bath with hand held shower attachment, walk in shower cubicle with electric shower over, corner low flush WC and wall hung wash hand basin. Frosted window to side elevation.

Dining Room - 12'4" x 9'6" (3.76m x 2.9m)

Light and airy dual aspect reception room, with ample room for dining table and chairs and housing Worcester gas boiler. Windows to front and rear elevations, enjoying views of the gardens and stream.

Living Room - 21'5" x 12'4" (6.53m x 3.76m)

Dual aspect reception room with windows to front and rear elevations. Ample room for sitting room suite.

Kitchen - 8'8" x 5'8" (2.64m x 1.73m)

Fitted with a range of wall and base mounted units with work surfaces over, incorporating a stainless steel 11/2 sink drainer unit with mixer tap. Space for electric oven with

gas 4 ring hob over. Plumbing for washing machine. Window to side and rear elevation, enjoying views of the rear garden and stream. Door to side, leading to the garden.

First Floor Landing - 12'3" x 2'7" (3.73m x 0.79m)

Provides access to the 3 bedrooms. Window to rear elevation.

Bedroom 1 - 12'5" x 11'3" (3.78m x 3.43m)

Generous double bedroom with window to front elevation, enjoying lovely views of the front garden.

Bedroom 2 - 9'9" x 9'6" (2.97m x 2.9m)

Double bedroom with window to front elevation. Access to 2 useful storage cupboards.

Bedroom 3 - 12'6" x 5'10" (3.8m x 1.78m)

Window to side elevation.

Outside - The property is approached via a shared lane which gives access to Glen Havens own private driveway, providing tandem off road parking for several vehicles. The front garden is principally laid to lawn and decorated with a variety of mature flowers and shrubs and bordered by mature hedges providing a high degree of privacy. A side path leads to the enclosed and private rear garden which is laid to lawn and has a feature stream running

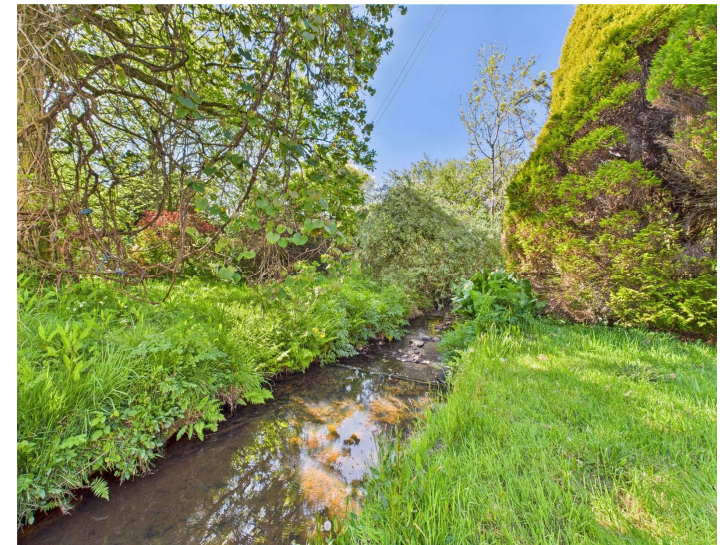
through it. Adjoining the rear of the property is a patio area, providing the ideal spot for alfresco dining and entertaining. On the other side of the access lane is a further garden area, which is laid to lawn and bordered by mature trees and hedges.

EPC Rating - EPC TBC.

Council Tax Banding - Council Tax Band 'C' {please note this council band may be subject to reassessment}.

Services - Mains water and electricity. Private drainage. LPG gas central heating.

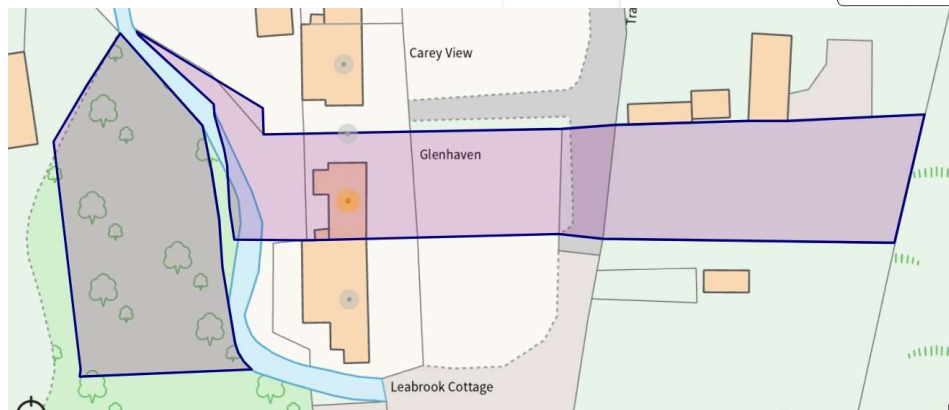
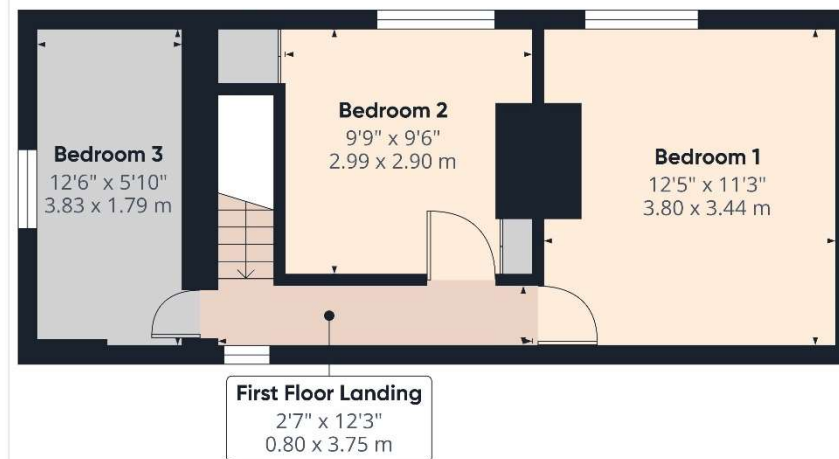
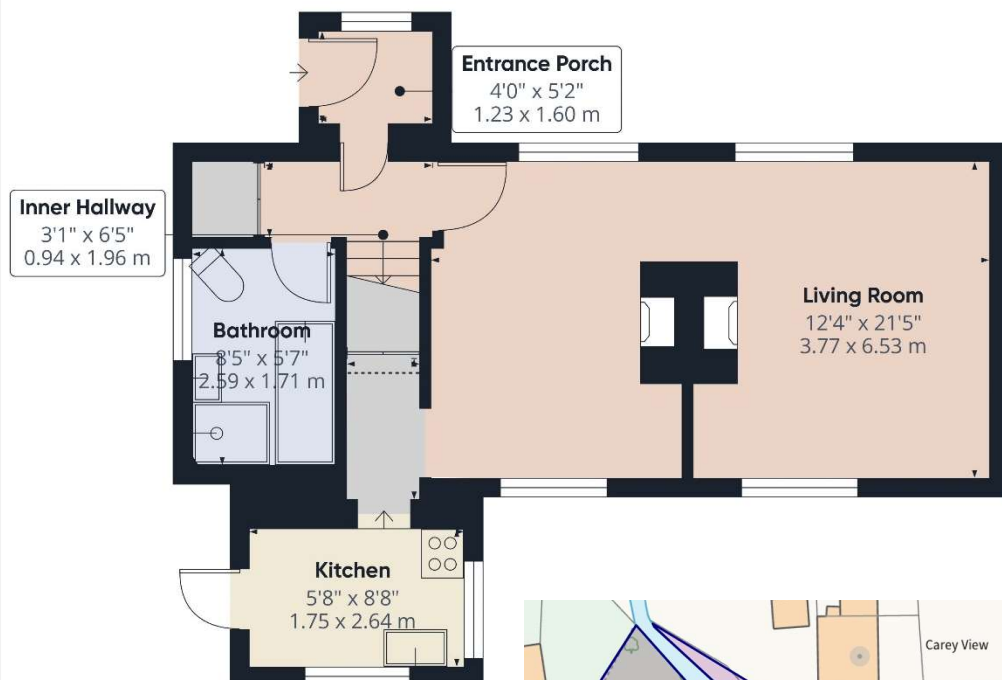
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