



Bond
Oxborough
Phillips
Changing Lifestyles

13 Trelawney Close
Warbstow
Launceston
Cornwall
PL15 8UY

Asking Price: £290,000
Freehold



Changing Lifestyles

01288 355 066
bude@bopproperty.com



- Detached village bungalow in a quiet cul-de-sac position
- Three bedrooms and family bathroom
- Spacious living/dining room
- Modern fitted kitchen
- Level gardens
- Ample driveway parking and detached garage
- Popular rural village with primary school & good access to A39/A30



This attractive home has been carefully maintained and upgraded, providing light and well-proportioned accommodation throughout. Approached via a private driveway, the property enjoys an appealing frontage with lawned gardens, mature shrubs, and ample parking leading to the detached garage.

The accommodation is accessed via a front porch which opens directly into the kitchen. The kitchen is fitted with a range of units and worksurfaces, providing a practical and sociable space that links through to the rest of the home. From here, a central hallway gives access to the main living areas, including a spacious lounge/dining room filled with natural light.



There are three bedrooms, all served by a well-appointed family bathroom. The layout provides flexibility for family living, guest accommodation, or home working.

Outside, the rear garden is mainly laid to lawn and bordered by mature planting, creating a pleasant and private outdoor space. A garden shed provides useful storage.

Situated within a quiet cul-de-sac, yet within easy reach of Warbstow Primary School and good road links via the A39 and A30, the property provides a convenient base for both Launceston and the North Cornish coast.

13 Trelawney Close, Warbstow, Launceston, Cornwall, PL15 8UY

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Situated in the rural hamlet of Warbstow, lying only 3 miles from the self contained village of Wainhouse Corner with all it's local amenities including Post Office, garage and Public House. The popular coastal town of Bude is some 11 miles and supports a comprehensive range of shopping, schooling and recreational facilities as well as lying amidst the rugged North Cornish coastline famed for it's many areas of outstanding natural beauty and popular bathing beaches. Other nearby places of interest include Crackington Haven, Boscastle and Tintagel. The ancient former capital town of Launceston is some 10 miles and provides a link to the A30 trunk road which leads deep into Cornwall or alternatively to the town of Okehampton and onto Exeter providing access on to the M5 motorway network.

- Entrance Porch** - 3'3" x 6'9" (1m x 2.06m)
- Kitchen/Diner** - 16'2" x 9'9" (4.93m x 2.97m)
- Living Room** - 15'7" x 9'8" (4.75m x 2.95m)
- Hall** - 9'4" x 2'9" (2.84m x 0.84m)
- Bedroom 1** - 11'5" x 9'9" (3.48m x 2.97m)
- Bedroom 2** - 9'4" x 9'9" (2.84m x 2.97m)
- Bedroom 3** - 8'5" x 6'7" (2.57m x 2m)
- Bathroom** - 5'6" x 6'9" (1.68m x 2.06m)
- Detached Garage** - 17' x 8'6" (5.18m x 2.6m)

Outside - The property is approached via a private driveway providing ample off-road parking and access to the detached garage. The front garden is laid mainly to lawn with established shrubs and a neat hedge boundary, creating an attractive approach.

To the rear, the garden is a generous size and laid predominantly to lawn, enclosed by mature hedging and stone walling which provide a good degree of privacy. A side access links the front and rear gardens, ensuring excellent practicality.

Overall, the outside space offers plenty of scope for family use, gardening, and entertaining, while being easy to maintain.

Services - Mains water, electric, drainage and oil fired central heating.

Anti Money Laundering - 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.

Mobile Coverage		Broadband	
EE	●	Basic	16 Mbps
Vodafone	●	Ultrafast	1800 Mbps
Three	●		
O2	●		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		
Virgin	✗		



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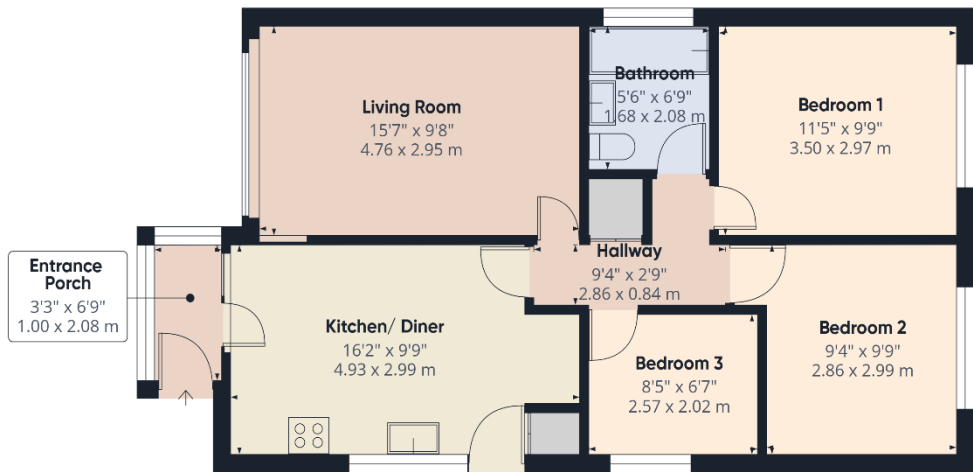


Have a property to sell or let?

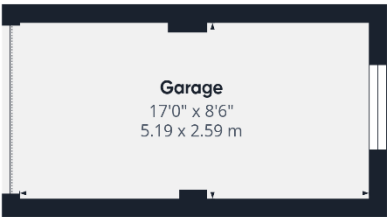
If you are considering selling or letting your home, please contact us today on 01288 355 066 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area**
827 ft²
77 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bude town centre proceed out of town towards Stratton. Just after passing Bude Service Station, take the right hand turning into Kings Hill. Proceed along this road until reaching the A39 and take the right hand turning signposted Camelford. Proceed for approximately 7 miles to Wainhouse Corner. At Wainhouse Corner turn left towards Canworthy Water follow this road for 4 miles and upon reaching Canworthy Water turn right at the T-Junction. Follow this road for 1 mile to the hamlet of Warbstow. Upon entering the village proceed past the war memorial whereupon the entrance to Trelawney Close will be found on the right hand side. The property will be found on the right hand side with a Bond Oxborough Phillips for sale sign clearly displayed.

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