



Bond
Oxborough
Phillips

Changing Lifestyles

5 Hendra Gardens

Launceston

PL15 7NF



Asking Price - £312,950



Changing Lifestyles

01822 600700

5 Hendra Gardens



- Spacious 3-bedroom detached home with reverse-level living layout
- Located in a quiet cul-de-sac just a short walk from local amenities
- Generous 'L'-shaped lounge/diner with wood-burning stove and feature fireplace
- Modern kitchen with white gloss units and integrated electric cooker
- Double garage with electric roller door, workshop benches, and utility space
- Two bathrooms, including en-suite to principal bedroom and modern family bathroom
- Beautiful tiered rear garden with patio, greenhouse, summerhouse & wildlife-friendly leat
- Easy access to the A30 dual carriageway for commuting to Exeter or Plymouth
- EPC - D



Hendra Gardens is a peaceful and sought-after cul-de-sac located just a short distance from Launceston town centre. It enjoys close proximity to a wide range of local amenities, including an Asda Express, a petrol station, and access to various shops, schools, and leisure facilities. The property also benefits from excellent transport links, with easy access to the A30 dual carriageway, making it ideal for commuters and families alike.

Number Five is ideally positioned in the centre of a row of similarly styled detached homes, believed to have been constructed during the 1980s. This well-proportioned property offers spacious reverse-level accommodation, thoughtfully designed for modern family living. The layout takes full advantage of its elevated position, allowing for bright and airy living spaces on the upper floor and practical, well-appointed rooms on the ground level.

Upon entering the property, you are greeted by a welcoming entrance hall with stairs rising to the first floor and doors leading off to a generously sized third bedroom, which comfortably accommodates a double bed and could also be used as a guest room, office, or hobby space.

Adjacent to this is the integral double garage, a standout feature of the home. It is well-lit with multiple ceiling lights and equipped with several power sockets, making it highly functional as a workshop or storage area. The garage also features workbenches around the perimeter and benefits from a modern electric roller door for ease of access. Within this space is a utility area, complete with plumbing and space for a washing machine and tumble dryer.

The first floor is the heart of the home and is dominated by an impressively sized, 'L'-shaped lounge/dining room, a perfect setting for family gatherings or entertaining guests. This inviting room features a charming wood-burning stove set within a feature fireplace, adding warmth and character during the colder months. The rest of the home is warmed via a mains gas-fired central heating system, and all windows are double glazed to enhance energy efficiency and comfort throughout the year.

The kitchen is well-equipped and presented in a modern style, fitted with a range of sleek white gloss units both above and below a light-coloured worktop, offering ample storage and preparation space. Included in the sale is a built-in electric cooker with an extractor hood above, making it move-in ready for any prospective buyer.



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The property is conveniently located approximately half a mile from Launceston town centre, offering easy access to its commercial, recreational, and educational facilities. Nearby shopping amenities include a Tesco Superstore and a retail park, providing excellent day-to-day convenience.

Launceston is well-served by several primary schools, a secondary college, a leisure centre, and an 18-hole golf course, making it a well-rounded location for families and individuals alike.

Excellent transport links are available in the cathedral city of Exeter—approximately 42 miles away—offering road, rail, and air connections via Exeter International Airport. The maritime city of Plymouth, around 26 miles from Launceston, provides regular cross-channel ferry services to France and Spain.



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.