



Bond
Oxborough
Phillips

Changing Lifestyles

3 Orchard Court
Tresmeer
Launceston
Cornwall
PL15 8QD

Asking Price: £249,950 Freehold



Changing Lifestyles

01288 355 066
bude@boproperty.com

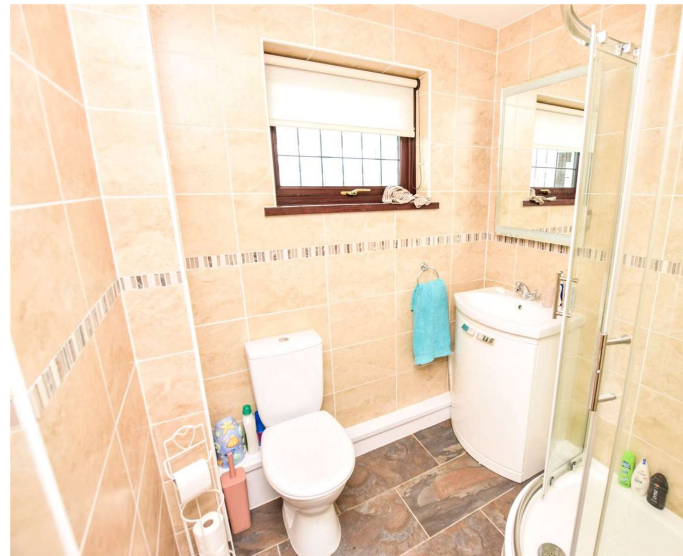
3 Orchard Court, Tresmeer, Launceston, Cornwall, PL15 8QD



- 2 BEDROOMS
- SUPERBLY PRESENTED
- SEMI DETACHED BUNGALOW
- OPEN PLAN ACCOMMODATION
- CONSERVATORY
- HAMLET LOCATION
- FRONT AND REAR GARDENS
- LARGE TIMBER SHED
- COMMUNAL PARKING
- EPC: F
- COUNCIL TAX BAND: B



An opportunity to acquire this 2 bedroom semi detached bungalow enjoying a pleasant location in the village of Tresmeer offering light and airy open plan accommodation with generous enclosed rear gardens and communal parking. The property briefly comprises of an entrance hall, lounge, kitchen, conservatory, 2 bedrooms and shower room.



Changing Lifestyles

01288 355 066
bude@bopproperty.com

3 Orchard Court, Tresmeer, Launceston, Cornwall, PL15 8QD

The property is tucked away in a small cul-de-sac of 4 property's and is located in the hamlet of " Tresmeer " about 8 miles to the West of Cornwall's Ancient Capital of Launceston. Thriving community spirit with village shop and active village hall. The surrounding villages of Egloskerry and Warbstow offer traditional amenities/primary schools, whilst the larger town of Launceston has secondary education with a good range of professional services, shops and recreational facilities. The coastal Town of Bude offers a comprehensive range of shopping, schooling and recreational facilities, renowned for its 3 safe sandy bathing beaches providing a whole host of water sports and leisure activities together with many breathtaking, cliff top and coastal walks etc. The town lies amidst the North Cornish coastline famed for its many nearby areas of outstanding natural beauty, rugged coastline and popular bathing beaches. Within a short drive you can be on the A30 heading East towards Exeter and the M5, or further West down into Cornwall. Equally accessible is the A39 providing good access northwards to the coastal resort of Bude and onto the North Devon linkroad at Bideford.

Entrance Hall - Doors to lounge, two bedrooms and shower room. Storage cupboard. Airing cupboard.

Lounge - 13'10" x 9'4" (4.22m x 2.84m)
Window to front elevation. Feature fire place with multi fuel wood burner. Opening onto the:

Kitchen - 12' x 10'5" (3.66m x 3.18m)
Comprising of a range of base and wall units with laminate roll edge worktops over incorporating an electric 4 ring hob with extractor fan over and a stainless steel sink/drainer unit with mixer tap. Integrated oven and space for washing machine. Ample space for dining table. Window and door to rear elevation.

Conservatory - 20'10" x 8.9 (6.35m x 8.9)
Enjoying views over the rear garden and distant countryside the conservatory benefits from patio doors to rear elevation and a door to side elevation and glazed units throughout. Ample space for large dining table.

Bedroom 1 - 11'4" x 10'5" (3.45m x 3.18m)
Window to front elevation. Walk in wardrobe.

Bedroom 2 - 11' x 5'6" (3.35m x 1.68m)
Window to rear elevation.

Shower Room - 6'9" x 5'9" (2.06m x 1.75m)
Comprising of a shower cubical with electric shower over, low level WC and vanity unit with hand wash basin over. Chrome heated towel rail. Frosted window to rear elevation.

Timber Shed - 17'11" x 11'6" (5.46m x 3.5m)
Two windows to front elevation. Double doors to side.

Changing Lifestyles

Outside - To the front of the property is communal parking area and a shared path to an enclosed front garden. The front garden is mainly laid to lawn with mature shrubs bordering, a path leading to the front door and to the side of the property providing access to rear garden. The rear garden is mainly laid to lawn with low mature hedges making the most of the distant countryside views. A timber shed is situated to the side of the property and provides ample storage.

Services - Mains water, electric and private drainage.

EPC Rating - F

Council Tax Band - B



Changing Lifestyles

01288 355 066
bude@bopproperty.com



Ground Floor
Approx. 92.6 sq. metres (997.1 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.

Directions

From Launceston Town Centre proceed down the A388 (St Thomas Road). Proceed straight ahead up St Stephens Hill at Newport and upon entering St Stephens take the left hand turning towards Egloskerry. Proceed along this road for approximately four miles passing through the village of Egloskerry. Upon entering Tresmeer take the first left hand turning opposite the Village Hall signposted Churchtown. Continue along this road for a short distance where the entrance to Orchard Court will be found on the left hand side and No. 3 will be opposite you.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	