



**12 Trelinnoe Gardens, South Petherwin,
Launceston, Cornwall, PL15 7TH**

Guide Price £325,000 Freehold



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS



- 3 Bedrooms & Shower Room
- Rural Outlooks Over Farmland
- Cul De Sac Location
- Corner Plot
- Detached Garage
- Enclosed Gardens
- Conservatory
- EPC Band E

A beautifully presented, detached house in a secluded corner plot enjoying stunning far-reaching views.

SITUATION Situated within the popular village of South Petherwin, with a primary school, less than 500m from the property by foot, Parish Church, Methodist Chapel and a locally run pub, The Frog and Bucket. The village has regular daily bus services to Launceston, which is only 4 miles distant. Launceston has a range of supermarkets, doctors', dentists' and veterinary surgeries together with further educational facilities.

DESCRIPTION Presented to the market for the first time in 30 years, set on a corner plot of a cul-de-sac on the edge of the village of South Petherwin. The property enjoys extensive views of farmland, Bodmin Moor and Kit Hill.

The accommodation is illustrated on the floorplan and briefly comprises: an entrance hall with storage cupboard and door to the open plan sitting/dining room with stairs to the first floor and doors to the triple aspect conservatory with views stretching to Bodmin Moor. Opening into the kitchen which has a range of base and wall mounted units.

The vital A30 connects the Cathedral cities of Truro and Exeter and can be accessed at either Kennards House or Launceston. At Exeter there is access to the mainline railway station serving London Paddington, M5 motorway network and an international airport. The property lies some 14 miles from the majestic North Cornish coast with its wide range of sandy beaches and cliff walks.

The first floor has a landing with airing cupboard, 3 bedrooms and a family shower room. Bedrooms 1 and 3 have fitted wardrobes and rural views, Bedroom 2 overlooks the front garden.





OUTSIDE The tarmac driveway leads to the detached garage, with up and over garage door and pedestrian side access door. The garage is currently used as a utility room with space and plumbing for a washing machine and tumble dryer.

The rear garden is laid mostly to lawn and has a pleasant southwest aspect with well-defined hedge and fence boundaries and panoramic views stretching to Bodmin Moor and notably Kit Hill.

SERVICES Mains water, drainage and electricity. Electric heating. Double glazed throughout.

Council Tax Band: C. Full EPC document available on request. Please note the agents have not inspected or tested these services.

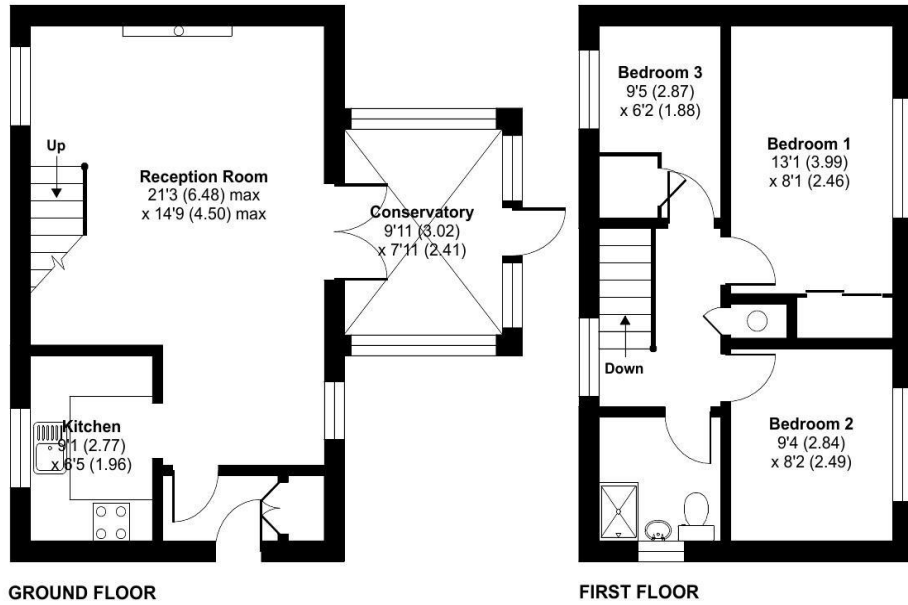
VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents & Auctioneers. Hosted Virtual Viewings are available for this property.

DIRECTIONS From Launceston take the B3254 south towards Liskeard and follow the road into South Petherwin. Continue through the village and Trelinnoe Gardens can be found on the left hand side, opposite the Methodist chapel just before you leave the village. Take the first cul de

sac on the right and the property can be found at the end on the right.

What3Words: ///figs.finer.victor

Approximate Area = 830 sq ft / 77.1 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 978 sq ft / 90.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 880834



For more information or to arrange a viewing, please contact us:

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