



**27 Hawks Tor Drive, Lewannick,  
Launceston, Cornwall, PL15 7QY**

Guide Price £300,000 Freehold





## A well presented bungalow in a cul-de-sac location in the heart of a well favoured village

- No Onward Chain
  - 3 Bedrooms
- Shower Room & Cloakroom
  - Kitchen
  - Lounge
- Garage & Off Road Parking
- Front & Rear Level Gardens
  - EPC D & Council Tax B

**SITUATION** The property is located close to the primary school in the popular village of Lewannick with its thriving community spirit. The village offers a post office/general store, public house, church, primary school and village hall.

The town of Launceston is some 6 miles to the east with supermarkets, doctors', dentists' and veterinary surgeries together with educational facilities, a leisure centre and various sporting clubs. The vital A30 is a mile away and links the Cathedral cities of Exeter and Truro. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

**DESCRIPTION** A detached bungalow, believed to have been built in the 1970's with the benefit of double glazing and oil fired central heating.

The accommodation is illustrated on the floorplan and briefly comprises: entrance door into lobby with doors into cloakroom and lounge with window to the front, feature fireplace currently housing an electric fire and door into inner hallway.

The kitchen has a range of base and wall mounted units with rolled-edge laminated worksurfaces, inset stainless steel sink, space for electric cooker, space for fridge/freezer and space and plumbing for washing machine. There are two built-in cupboards and door to rear porch.

Off the inner hallway there are 3 bedrooms, one of which could be used as a dining room, and a shower room comprising a corner shower cubicle, wash hand basin and WC.



**OUTSIDE** To the front of the property is a driveway providing parking for 2 vehicles and leading to a single garage with electric up and over door, power and light connected and door to rear garden. The front garden is laid to lawn with flower and shrub borders and a pathway to the front entrance which continues around to the side of the property with gate to the rear garden.

The rear garden is paved with well defined hedge and wall boundaries. There is a small garden room attached to the rear of the property.

**SERVICES** Mains water, electric and drainage. Oil fired central heating. Double glazed. Council tax band B. Full EPC available on request. Broadband connected: FTTC. Mobile coverage: visit Ofcom

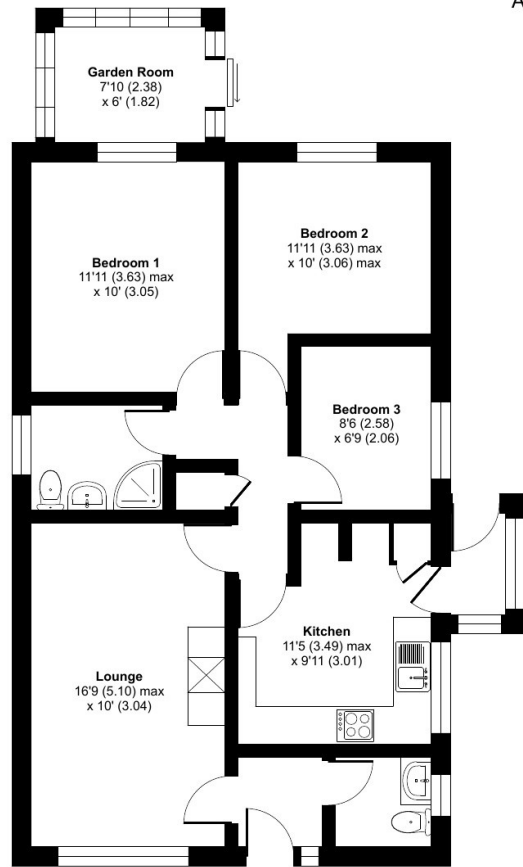
website. Please note the Agents have not tested or inspected these services.

**VIEWINGS** Strictly by prior appointment with the vendor's appointed Agents, David J Robinson Estate Agents & Auctioneers.

**DIRECTIONS** From Launceston, take the A30 towards Bodmin for approximately 4 miles and at the bottom of the hill, take the second left hand turning signposted to Lewannick & Plusha. At the T-junction turn left and proceed into the village and turn right, keeping the church on the left. Proceed along this road and turn right into Hawks Tor Drive. Bear right where the property will be found on the right identified by a For Sale Board.

Sat Nav: PL15 7QY

What3Words: ///dare.liability.handover



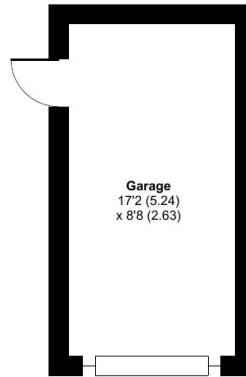
GROUND FLOOR

Approximate Area = 807 sq ft / 74.9 sq m (includes garden room)

Garage = 148 sq ft / 13.7 sq m

Total = 955 sq ft / 88.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1222380

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

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