



**17 Monks Hill, Treburley,  
Launceston, Cornwall, PL15 9PZ**

Guide Price £299,950 Freehold





## A most appealing detached bungalow in a sought after cul-de-sac location in the heart of a popular village

- Kitchen/Dining Room
- Spacious 20' (6m) Lounge
  - 2 Bedrooms
- Mains Gas Central Heating
  - Adjoining Garage
- Double Glazed Throughout
- Fully Enclosed Rear Garden
  - EPC D & Council Tax C

**SITUATION** Set in the heart of the village of Treburley with the popular gastropub, the Springer Spaniel, 300m away, and several countryside walks in the vicinity. In addition, Treburley has a popular social club with thriving community spirit, village garage and, just over half a mile away, Trekener Primary School. The luxury farm shop Tre Pol & Pen, 1.3 miles away, caters for day-to-day needs.

A more comprehensive range of shopping facilities can be found at either Callington or Launceston, each accessible by regular bus service from the village or by car. At Launceston there is access to the A30 which links the Cathedral cities of Truro and Exeter.

To the South is the city port of Plymouth with its deep water marina and regular ferry crossing serving Northern France and Spain.

**DESCRIPTION** A detached bungalow in a cul-de-sac location which has been skilfully adapted to incorporate the third bedroom into a dining area for the kitchen.

The accommodation is illustrated on the floorplan and briefly comprises: storm porch with door into entrance hall, access to boarded and insulated loft with retractable ladder and doors to all rooms. The lounge is double aspect with sliding patio doors opening onto rear garden, picture window to front and stone fireplace with log effect mains gas fire set on slate hearth.

The kitchen/dining room has a range of base and wall units with worksurface, inset stainless steel sink with drainer, appliance space for electric cooker with extractor over, dishwasher and washing machine/tumble dryer. Double aspect



windows and door to rear garden.

There are 2 bedrooms, both with fitted wardrobes and presented in excellent decorative order, and a bathroom comprising a panel enclosed bath with shower attachment and glass screen, wash hand basin and low flush WC. Radiator.

**OUTSIDE** To the front is a large lawned area dissected by a path leading to the front door and a tarmac driveway providing parking for several vehicles.

The adjoining garage has an electric metal up and over door, stainless steel sink and a courtesy door to rear garden.

The rear garden can be accessed either side of the property and is remarkably private and dog proof. There is a lawned area with flower beds, extensive patio, ideal for al fresco dining, aluminium greenhouse, summerhouse, storage shed and external electric points.

**SERVICES** Mains water, drainage, gas and electricity. Double glazing. Council tax band C. 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 proceed on the A388 towards Callington and after approximately 5 miles you will enter the village of Treburley. Take the third turning left, just after the garage, and then right into Monks Hill. Bear right and the property will be found on the right.

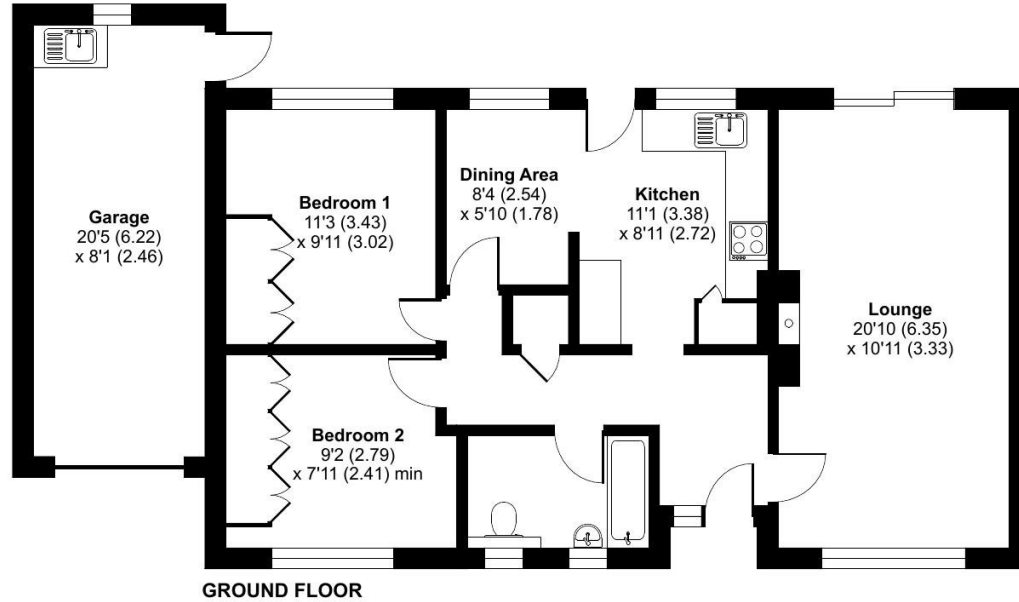
Sat NAV: PL15 9PZ

What3Words: ///riverboat.struts.jazzy



Approximate Area = 932 sq ft / 86.6 sq m (Includes garage)

For identification only - Not to scale



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1198266

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

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