



Salisburys



# St. Giles-on-the-Heath, Launceston, PL15 9RT

Guide Price £425,000

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- Spacious detached cottage
- Superb views over countryside
- 3 bedrooms/2 bathrooms
- Garden Room
- Kitchen with large Utility Room
- Level lawned garden
- Double Garage with workshop
- Driveway parking
- Close to local amenities
- CHAIN FREE







This attractive property is a true delight and we are pleased to offer this spacious character cottage to the market as it has so much to offer. The accommodation briefly comprises of;- 3 double bedrooms (Master with ensuite shower), Family Bathroom, two Reception rooms, kitchen and additional large Utility Room and downstairs w.c. and a Garden Room overlooking open countryside views. Externally, the cottage has driveway parking for several vehicles, a double garage with workshop, level lawned gardens with two seating areas. Spacious accommodation, great views and offered with NO ONWARD CHAIN. Viewing morning on Saturday 23rd November.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

