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Two Hoots



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Two Hoots,

3 Underlane, Boyton, Cornwall, PL15 9RR





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£260,000 Freehold



- Sitting in the eye of the morning sun, a centre village, detached three bedroom bungalow
- Tranquil setting with superb woodland and valley view
- Generous plot with well planted rear garden backing onto farmland
- Stylishly fitted and finished including kitchen and bathroom. Wood and tiled floors
- Spacious kitchen / dining room and principal living room with conservatory
- Oil fired central heating, double glazing and Calor gas cooking
- Adjoining garage, access driveway and full width frontage pull-in

SITUATION

Two Hoots is situated in the favoured village of Boyton which enjoys a tranquil, rural setting with low levels of through traffic. There is a village hall and the parish Church is nearby.

Full social, commercial and shopping facilities are available at nearby Launceston (some 5.5 miles) Launceston sits on the A30 dual carriageway spineroad for Cornwall and Devon and provides a good balance of travel distance to all parts of the two counties.

Beyond Launceston the city of Exeter (48.5 miles) provides Intercity Rail Link, International Airport, and M5 Motorway link.

In all directions from Boyton there is scenery of Outstanding Natural Beauty. To the east, the wild open spaces of Dartmoor National Park, running south towards Plymouth are the hidden treasures of the Tamar Valley steeped in 18th century mining history and re-knowned for salmon fishing. To the west is Bodmin Moor ideal for walking and riding and to the north the rugged North Cornish and North Devon coastlines with surfing beaches and quaint former fishing villages.

DESCRIPTION

Two Hoots is one of a small number of bungalows fronting onto Underlane at the centre of Boyton. The frontage is level and of generous width, with pull-ins convenient for visitor parking.

The property has attractive elevations beneath pitched and tiled roof.

The property has modern Anglian replacement uPVC double glazed windows and doors. Central heating is by means of oil fired boiler and radiators.

Throughout, the property has polished floorboards and tiling together with a modern level of fitment and decoration creating a contemporary feel.

ACCOMMODATION

Comprising:-

STORM PORCH

With external light

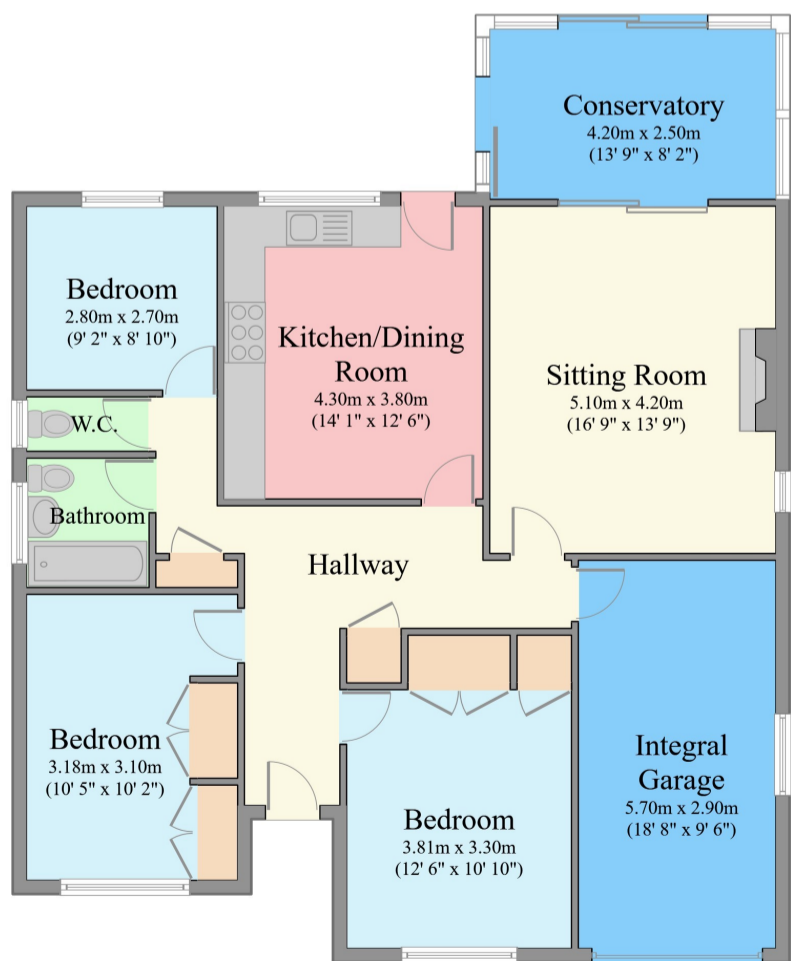
RECEPTION HALL

Generous width with tiled floor, ceiling downlighters and telephone point. Cloak cupboard, large airing cupboard with pre-lagged hot water cylinder and ample linen racking. Loft access with ladder and electric light.

FLOOR PLAN

(Floor plan for identification purposes only, not to scale)

Two Hoots
Total floor area 124.0 sq. m. (1,335 sq. ft.) approx



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KITCHEN / DINING ROOM

This generous sized living area is the focal point of the living accommodation. There is a matching range of floor and cupboard units with polished granite work-tops incorporating Range master oven with calor gas hobs and electric ovens with extractor hood / light over. Integrated eye level fridge and dishwasher. Modern Belfast style sink in front of window enjoying captivating view. Tiled splashbacks, tiled flooring and downlighters.

LOUNGE

Spacious lounge with feature stone open fireplace with varnished wooden flooring. Two ceiling lights and spot light, TV point and multiple electricity points.

Sliding French doors to conservatory and side window.

CONSERVATORY

Tiled floors, powerpoint and radiator.

BEDROOM ONE

Fitted double wardrobe and matching shelved cupboard. Wooden plantation shutters and polished pine flooring.

BEDROOM TWO

Fitted double wardrobe and shelved matching cupboard. Wooden plantation shutters and polished pine flooring.

BATHROOM

Recently professional refitted with suite of shower / bath with power range shower and handspray over plus side screen set against fully tiled walls. Integrated WC and wash hand basin in vanity unit, tiled floor, ladder towel rail, expel air and sensor control vanity mirror.

SEPARATE WC

With tiled floor.

BEDROOM THREE

Enjoying the view to the rear with polished pine floor, and wooden plantation shutters.

GARAGE

Up and over door, water tap, plumbing for automatic washing machine, fluorescent strip light, ceiling track with spot lights. Shelving to one wall.

OUTSIDE

At the front of the property is an area of lawn and shrubbery with feature magnolia. Paths lead on either side of the property to the rear. Immediately to the rear of the property is a paved terrace and beyond a shaped lawn leads the eye away to the view flanked by well planted shrub and ornamental tree boundaries. There is a garden pond / stream feature with circulating pump, fruit cage, aluminium framed greenhouse and timber garden shed. Outstanding, panoramic views across the Tamar Valley and to Dartmoor beyond.

SERVICES Mains water, electricity and sewerage. Superfast broadband is available in the village, prospective purchasers are advised to check with their service provider regarding available download speeds.

COUNCIL TAX BAND D

EE RATING D

DIRECTIONS

From Launceston take the B3254 road signposted Bude. Cross over the River Ottery at Yeolmbridge and at the hamlet of Ladycross take the second right hand turning signposted Boyton. Continue on this road for approximately 4 miles where you will reach the village. Upon entering the village, take the first right turn, then after 200 yards, take the left turn, sign posted North Tamerton, onto Underlane. The property will be found on the right hand side, identified by a Kivells board.



VIEWINGS Please ring **01566 777 777** to view this property **and** check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE www.kivells.com.
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