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Duchy Valley, **KIVELLS**
Chapel, Launceston, Cornwall, PL15 7BY www.kivells.com



Duchy Valley,
 Chapel, Launceston, Cornwall, PL15 7BY
£229,950 Freehold



Beside Farmland and Town

- A modern individual detached two bedroom bungalow (6 years old).
- Unique farmland valley setting and view.
- Convenient to Town Centre facilities and A30 spineroad.
- Within long established residential area.
- Superb condition, well fitted and finished.
- Mains gas under floor heating and uPVC double glazing.
- Off road parking, rear decking and small garden.
- No onward chain.

SITUATION

Uniquely, Duchy Valley looks along the valley immediately to the west of Launceston, with the hills above Dutson Road in the background. The property is within easy walking distance of the social, commercial and shopping facilities of Launceston town centre, the convenience store and petrol filling station on Western Road, and junior and senior education facilities of St Catherines and Launceston College. Significantly, the property has ease of access to the A30 dual carriageway spine road for Cornwall and Devon, which provides an excellent balance for travel distance to all parts of the two counties.

To the east, Exeter (42 miles) provides intercity rail link, M5 motorway link and international airport. To the south, Plymouth (28 miles) provides continental ferry port and intercity rail link.

In all directions from Launceston there is scenery of outstanding natural beauty be it the rugged coastline famed for popular family surfing beaches and picturesque former fishing villages to the north, the open expanses of Bodmin Moor to the west ideal for walking and riding, Dartmoor National Park to the east and running southwards to Plymouth Sound on the south coast the hidden secrets of the Tamar Valley steeped in 18th Century mining history and renowned for Salmon fishing.

DESCRIPTION

Built some six years ago, as an individual property by a well known local builder. The property is of rendered elevations beneath concrete tiled roof with uPVC double glazed windows and doors, and gas fired underfloor central heating.

Throughout, the property is in excellent condition in terms of repair and decoration. There are fitted floor coverings and a discerning choice of kitchen, shower/cloakroom and en-suite bathroom fixtures and fittings. The property can be moved into with the minimum of disturbance.

ACCOMODATION

Comprising:

ENTRANCE HALL

Kingfisher patterned part glazed entrance door and full height glazed side panel.

SHOWER ROOM/CLOAKROOM

Generous width shower, wc and wash hand basin set against fully tiled walls and floor. Wall mounted electric towel rail, extractor fan, shavers light and mirror, glass shelf and matching towel ring.

BEDROOM TWO/SITTING ROOM

Window to front. Ideal snug/sitting room or second bedroom as required.

LOUNGE

Well designed room taking full advantage of the lovely valley aspect, including triple casement window and double opening French doors, capitalising on the view. TV point.

DECKING TERRACE 3.2m x 3m

The French doors open onto a raised timber decking terrace with balustrade surround overlooking the neighbouring farmland valley and stream.

KITCHEN/DINING AREA

A wide arch from the lounge leads into the dining area. The kitchen comprises a matching range of wall and floor cupboard units incorporating inset ceramic bowl and half sink unit, integrated fridge/freezer and dishwasher. There is also an integrated pull out tall cupboard unit, fitted double oven, microwave, and gas hob with Hotpoint extractor over. Splashback areas are tiled, and tiled floor. Ceiling downlighters and boiler cupboard with underfloor heating controls and wall mounted boiler.

BEDROOM ONE

Dual aspect with both windows enjoying the valley view. Full width wall mounted storage cupboards and TV socket.

EN SUITE DRESSING ROOM

Fitted with 'L' shaped open wardrobe hanging space and run of clothing, chest of drawers.

EN SUITE SHOWER/BATHROOM

Suite of bath, wc, shower and wash hand basin set against fully tiled walls with tiled floor. Shavers light/mirror, glass shelf and matching towel ring. Extractor.

OUTSIDE

At the front of the property is an open fronted off road brick paviour parking space. Side access leads to fenced rear garden with well selected shrubs and ornamental bushes with easy care gravel surface and raised decking area previously mentioned.

At the rear of the property is a timber garden shed.

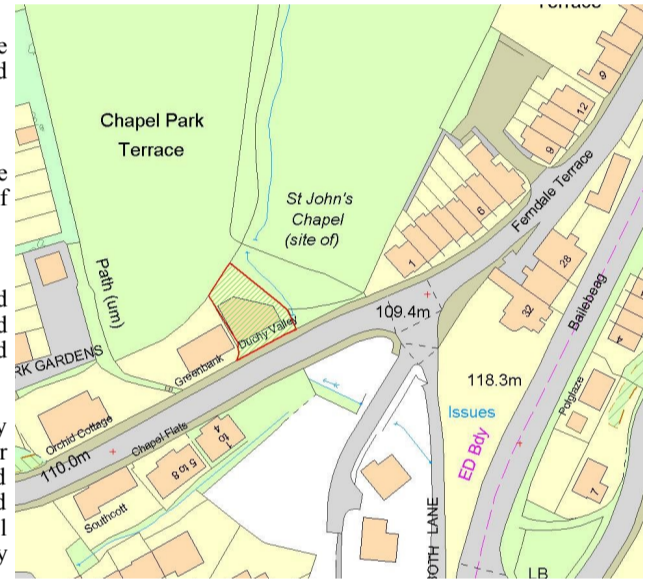
SERVICES Mains water, electricity, sewerage and gas.

COUNCIL TAX BAND C

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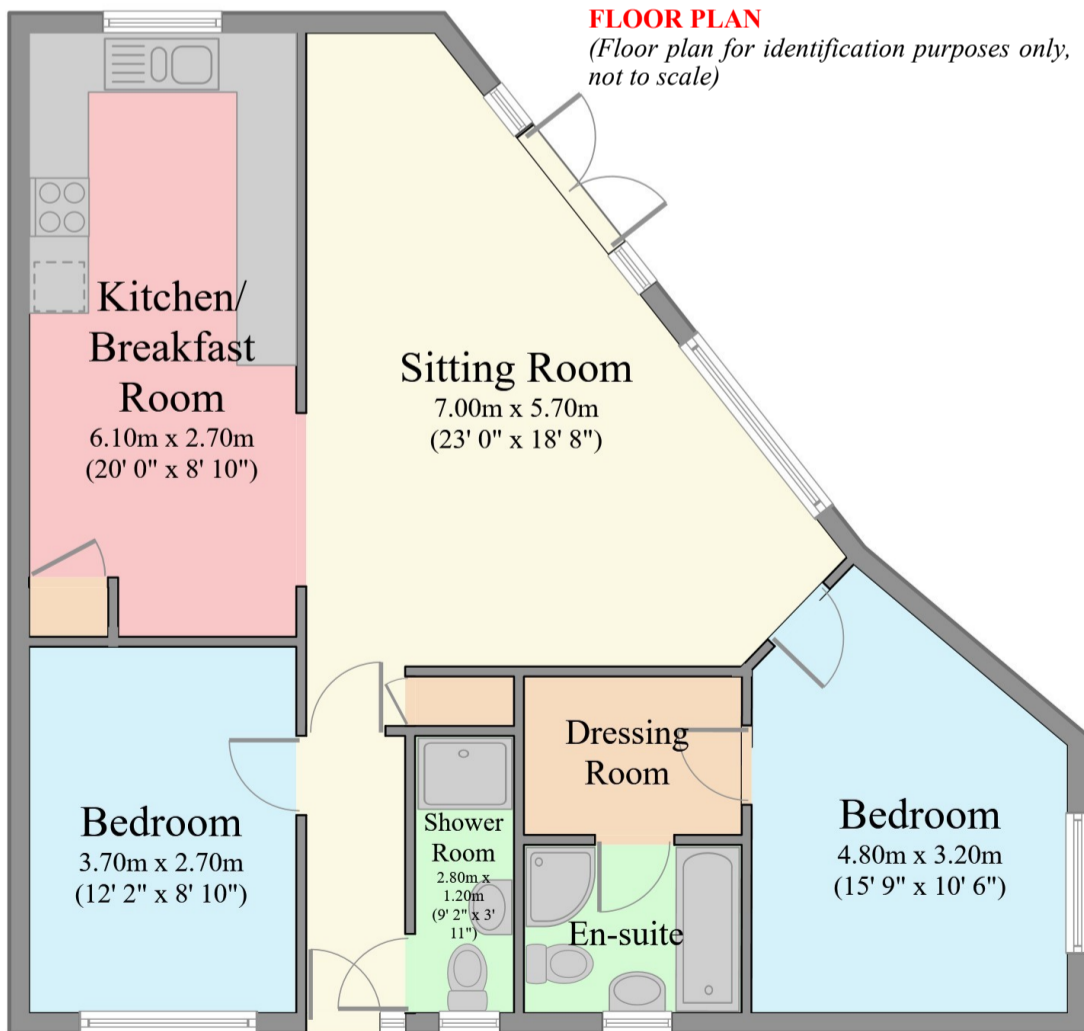
DIRECTIONS

To reach the property from Launceston town centre, take Western Road out of the town (from the Town Hall sign posted Bodmin). After approximately 300 yards just after a pedestrian crossing, fork right dropping down from Western Road into Chapel/Meadowside. Just after the road levels out at the bottom of Chapel and begins to rise, Duchy Valley will be found to be the first bungalow on the right hand side.



FLOOR PLAN

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



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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