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The Lodge

## The Lodge, Coronation Park, Launceston, Cornwall, PL15 9DQ



Town Centre 0.7 miles - Bude 19.6 miles -  
Plymouth 26 miles

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An individually designed detached property offering level living in a highly desirable location on the edge of Coronation Park

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- Highly Desirable Location
- No Onward Chain
- Double Garage
- Scope to Improve and Extend (STP)
- Versatile Accommodation
- Level and Well Established Gardens
- Ample Off Road Parking
- 2/3 Bedrooms
- Tenure: Freehold
- Council Tax Band: C

Guide Price £325,000



### SITUATION

The property sits in a highly desirable location, in a level plot bordered by well established natural hedge boundaries. The property lies on the edge of Coronation Park in Launceston, a popular recreational area for families and dog walkers, along with Launceston Community Leisure Centre offering a range of leisure facilities including a swimming pool, gym and sports/fitness classes. Opposite the property is the Launceston Secondary School up to A-Level standard, with the town of Launceston approximately 0.7 miles away with a relatively level walk into the town. Launceston offers numerous shops, sporting and social clubs along with two 18-hole golf courses. There are doctors', dentists' and veterinary surgeries, supermarkets and an M&S Food Hall. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter where at Exeter, there is access to the M5 network, main line railway station serving London Paddington and an international airport.

### DESCRIPTION

A unique and individually designed dormer bungalow believed to be originally constructed in the 1930's and extended overtime, with block and brick materials and uPCV double glazed windows. The property offers level living with the potential to extend further and/or incorporate the garage, subject to any necessary planning consent. The property has well established and private gardens with ample off road parking.

### ACCOMMODATION

From the front entrance, a step up into the bungalow via a covered porch offers both double bedrooms either side with windows to the front. The kitchen/breakfast room has been extended by the current family to the rear, to create extra space for kitchen units and a central space for a table and chairs. The kitchen has a window overlooking the side, with far reaching views in the distance. Integrated appliances include a gas hob and oven (installed in 2021), sink, an undercounter fridge and further space and plumbing to the opposite end for white goods. A narrow staircase from the kitchen leads to bedroom 3, with access to loft storage.

The sitting room enjoys a view through large windows to the rear garden and is connected to the kitchen via a rear porch/sun room and further double doors connect the gardens to the house. The main shower room off the entrance hall has a fully tiled shower cubicle, whilst an additional shower room and WC off the sitting room suggests the garage could be incorporated into the house (subject to planning, STP).

### OUTSIDE

There is gated access into the property with well established hedge boundaries to all four sides. Positioned within a generous, level plot, there is a gravelled area for parking 2 cars and ample space in the double garage. There is a front lawn with potential to create additional parking if desired, subject to gaining any necessary consents. The rear garden can be accessed via either side of the property, with pathways leading to the enclosed level lawn. Well stocked with mature shrubs, trees and flowerbeds, the gardens are enclosed and private, catching the mid/late afternoon sun. There are two useful outbuildings, perfect for storage or as garden tool/workshop space. The garage can be accessed via the front or rear which has power and light connected. A wooden staircase leads to a top floor storage area, boarded and perfect for storage or as a games room. Windows either end of this also suggest a range of further uses, STP.

### VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

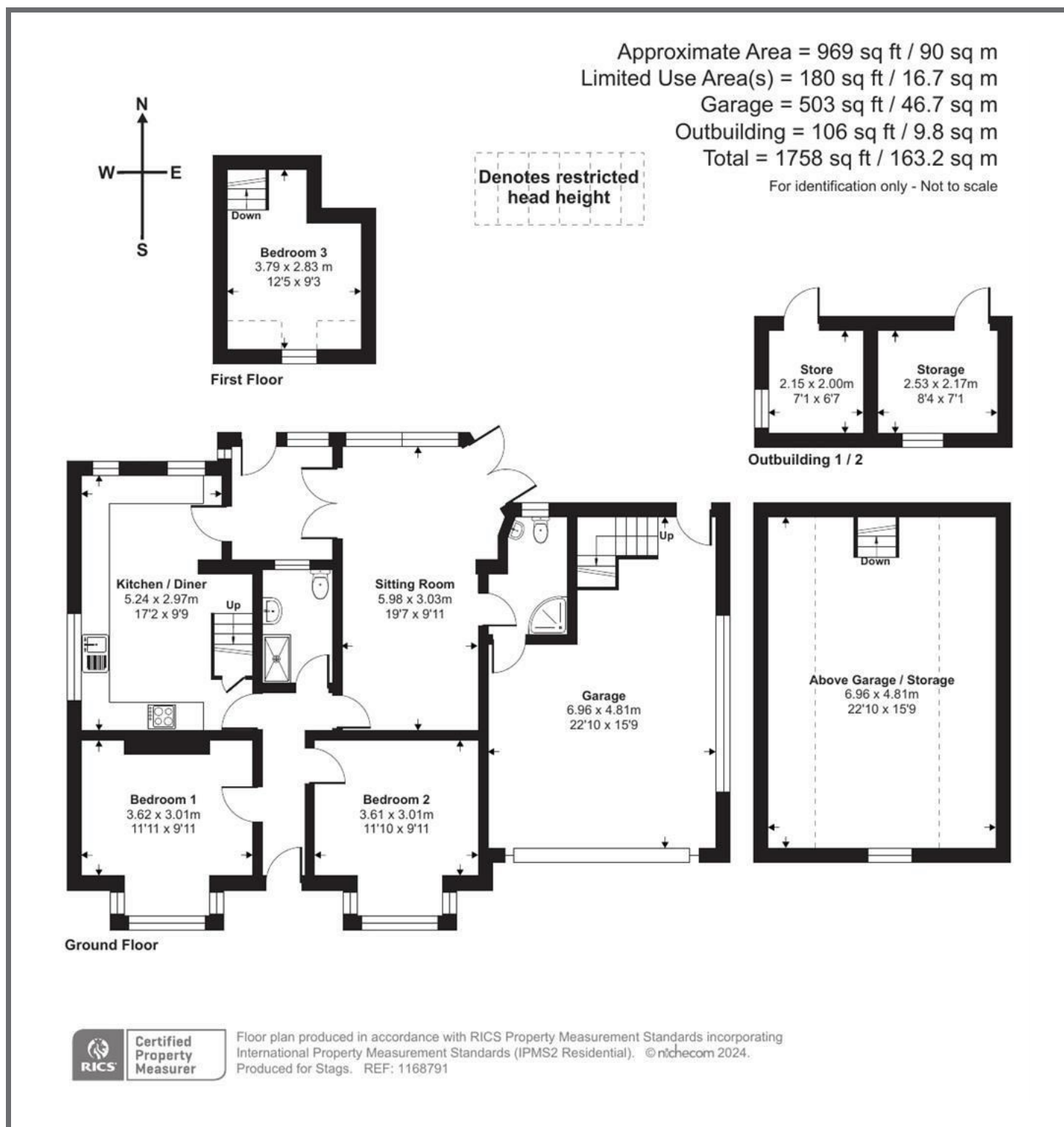
### SERVICES

Mains water, electricity and drainage. Mains gas central heating. Broadband availability: Standard ADSL, Mobile signal coverage: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

### DIRECTIONS

From Pennygillam roundabout, take the exit towards the town centre. At the first traffic lights, turn right into Woburn Road. Follow Woburn Road until you see Launceston College and turn immediately right towards the Leisure Centre. Follow the signs towards the leisure centre towards the car park, where the property and entrance will be directly on the left hand side identifiable by a Stags for sale board.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A                                  |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 57      |           |
| (48-54) E                                   |         |           |
| (35-47) F                                   |         |           |
| (2-34) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

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