

Meadowside
Launceston
PL15 7DJ

Offers In The Region Of
£315,000

- Detached Bungalow
- Close to Town Centre
- 3 Bedrooms
- Front and Rear Gardens
- Adjoining good size Garage
- Driveway Parking
- Mains Gas Central Heating and Double Glazing
- Convenient for town centre



Tenure - Freehold

Council Tax Band - C

Floor Area - 850.34 sq ft



Built in the late 1960s this well presented Bungalow is traditionally built and offers spacious accommodation. Due to its location, in the sought after area of Meadowside, it is ideally suited to those looking to retire close to the amenities and shops that Launceston has to offer, yet will also appeal to a variety of buyers. The mains gas centrally heated and double glazed accommodation, and well proportioned accommodation flows nicely and has large windows letting in lots of natural light. Briefly comprising; Recessed entrance porch, good sized hallway with two built-in cupboards, generous lounge opening into the dining room, kitchen with a comprehensive range of units and larder, 3 good sized bedrooms and a bathroom. To the front of the property are lawned gardens and a driveway providing off road parking and giving access to the adjoining garage. All round access leads to the rear gardens, laid to lawn with patio area and bordered by mature hedge and shrub borders.

Location

Positioned in the favourable Meadowside area which is predominantly made up of detached bungalows. The property is within a steady walk of the town centre and also on a direct bus route. Set amidst the rolling green Cornish countryside, Launceston is known as the gateway to the county and sits on the Devon border. The towns skyline is dominated by the ruins of a Norman castle that stands high on a hillside with dramatic views over Bodmin moor and Dartmoor. The castle was a strategically important building after the Norman Conquest and its green was used for executions until the 19th century. The town is situated between the north and south coasts, so is convenient for beaches and the Cornish countryside. The surrounding area offers leisure for all. Facilities include two golf courses and Roadford Lake Country Park where visitors can fish for trout, sail, windsurf, cycle, row, kayak and camp. Shopping offers plenty of big names including Marks and Spencer Food Hall, Tesco, Argos, Pets at Home to name a few, together with quirky independent shops. The A30 will see you onto the M5 at Exeter in under 45 minutes and the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away.

The Accommodation

(all measurements are approximate)

Recessed Entrance Porch

Glazed front door and matching side screens into;

Entrance Hall

Welcoming hall. Built in airing cupboard with hot water cylinder and slatted shelving above. Further deep storage cupboard with shelving. Telephone point. Access to loft space. Radiator. Doors to all rooms.

Lounge

13'11" x 11'1" (4.25m x 3.38m)

Large window to front enjoying open aspect over the front gardens. Gas fire with BACK BOILER feeding central heating. Radiator. TV aerial point. Wide opening leading into;

Dining Room

11'1" x 7'7" (3.39m x 2.33m)

Window to rear enjoying views over the gardens. Radiator. Square paned door into;

Kitchen

10'10" x 10'9" (3.32m x 3.28m)

Window and opaque half glazed door leading to rear gardens. Fitted with a range of wood fronted wall and base units under roll edge work surfaces incorporating Hotpoint double oven with ceramic hob and extractor over. Single drainer sink unit, space and plumbing for washing machine. Tiled splash backing to walls. Under unit lighting. Radiator. Extractor fan. Built in Larder cupboard with shelving. Telephone point. Further door returns into hallway.

Bedroom 1

10'9" x 10'5" (3.30m x 3.19m)

Window to rear overlooking the gardens. Radiator.

Bedroom 2

10'9" x 10'5" (3.29m x 3.19m)

Window to front. Radiator. Telephone point.

Bedroom 3

10'5" x 7'7" (3.19m x 2.32m)

Window to front. Radiator.



Bathroom

7'9" x 5'5" (2.37m x 1.67m)

Opaque window to rear. Coloured suite with bath, low level wc and pedestal wash hand basin. Mirrored medicine cabinet, light over. Radiator.

Outside

Wrought iron entrance gates to driveway providing off road parking. Giving access to the;

Adjoining Garage

21'6" x 9'8" (6.56m x 2.96m)

With metal up and over door. Window to side. Personal door to rear. Light and power connected. Electric fuse board.

To the front of the property is a fully enclosed walled lawned garden with various mature shrub beds. All round access is provided to the rear garden which is laid to lawn, central patio from the kitchen door, being ideal for dining al fresco. The lawns are bordered by mature hedge and many flowering shrubs.

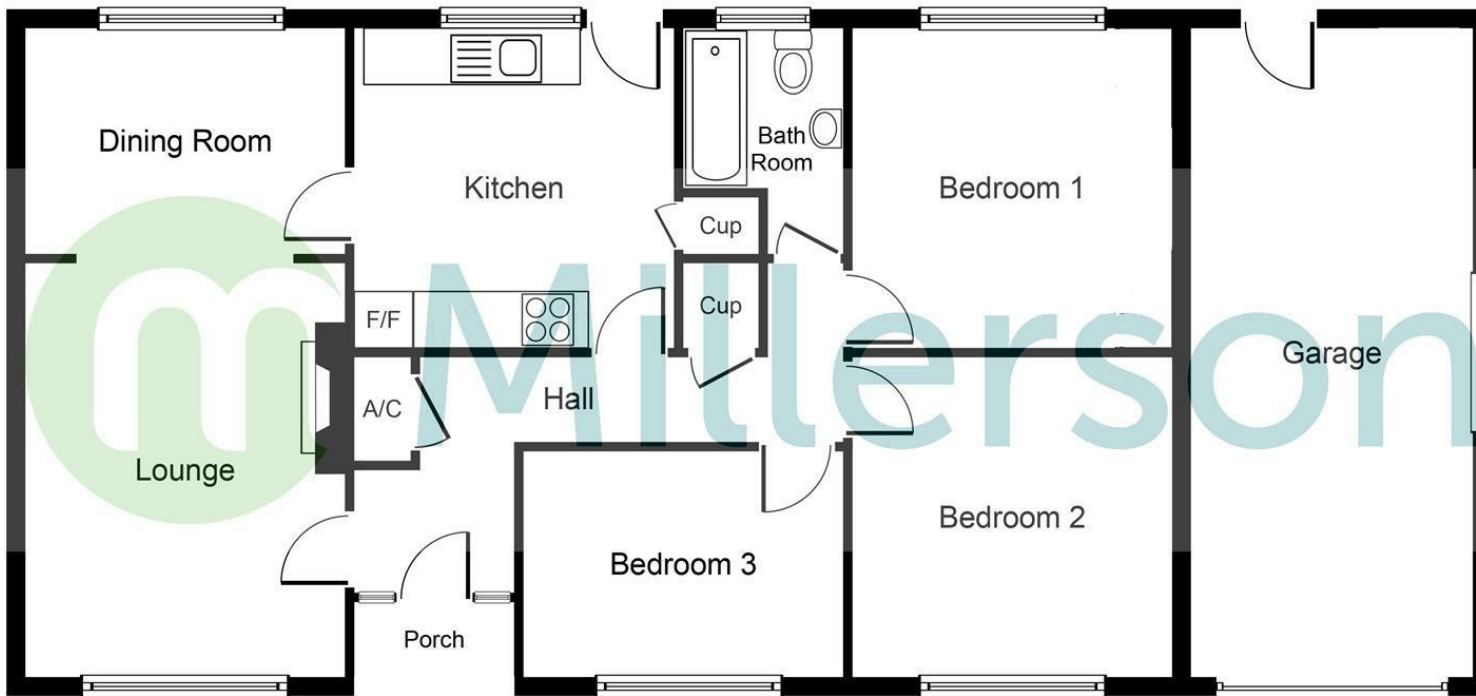
Services

Mains water, mains electricity, mains drainage and mains gas.

Local Authority

Cornwall Council. Council Tax Band C.





Directions To Property

From our offices, proceed out of the town centre onto Western Road heading towards Penngillam. Before reaching the Co-Op Garage turn right down into Western Terrace, then turn left into Meadowside. Proceed along this road and the property will be found on the right hand side.
What3Words.com///changes.armful.rejoins

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Valuation Request



PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

