



Kensley Valley

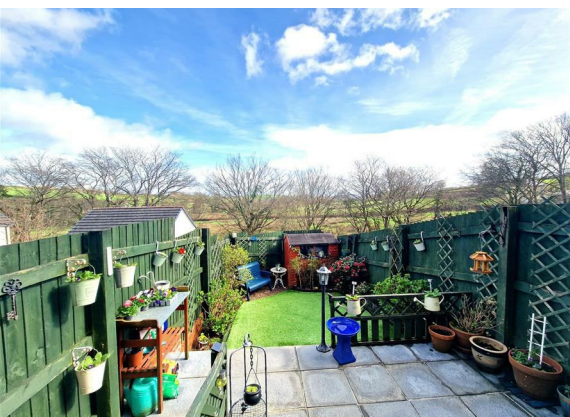
Meadow

Launceston

PL15 9TS

Guide Price £270,000

- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- EN SUITE TO MASTER
- SUPERB VIEWS TOWARDS DARTMOOR
- EASY TO MAINTAIN GARDENS
- IMMACULATLY PRESENTED
- 2 OFF ROAD PARKING SPACES
- SOUGHT AFTER RESIDENTIAL AREA
- MOTIVATED SELLER



 **Millerson**
millerson.com

Tenure - Freehold

Council Tax Band - C

Floor Area - 990.28 sq ft



DESCRIPTION

Built in 2009 and having been lovingly cared for and maintained ever since, by the current vendors, this family home offers adaptable accommodation. Arranged over three floors and being mains gas fired centrally heated and double glazed, briefly comprising; Recessed entrance porch, entrance hall and cloakroom/wc, kitchen, lounge with patio doors to the rear gardens, on the first floor the master bedroom has an en suite shower room and the vendors currently use the other reception room as a dining room/snug. with a juliet balcony enjoying superb views over countryside with Dartmoor beyond. Stairs from here rise to the second floor where there are 2 further double bedrooms and a family bathroom. Outside, a small area of garden to the front, access to the rear under the neighbouring coach house leads to the two allocated off road parking spaces and a gate into the rear gardens, paved patio area for dining al fresco and an easy to maintain astro-turfed lawn, with useful timber store shed.

For information, the astro turf was laid in 2021 and comes with a 10 year warranty. The mains gas fired boiler was installed in 2020 and is also under a 10 year warranty with Vaillant. The vendors had new carpets laid in the ground floor lounge and stairs and landing to first and second floor in 2021.

LOCATION

Located on the fringes of the town commanding views across countryside and moorland beyond, the property is within a short distance to schools, recreational facilities, shops which include Tesco, Lidl, a retail park which has an M&S Foodhall, Iceland, Costa and Argos to name but a few. 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 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 types including two golf courses and Roadford Lake Country Park where visitors can fish, sail, windsurf, cycle, row, kayak and camp. The A30 is adjacent to the town and the M5 at Exeter in under 45 minutes drive, the A388 will get you to Plymouth in under an hour. The seaside resort of Bude is just 17 miles away. The nearest mainline train stations can be found in Okehampton, Gunnislake and Liskeard, being approximately 19, 16 and 20 miles respectively from Launceston.

THE ACCOMMODATION

(all measurements are approximate)

RECESSED ENTRANCE PORCH

Part glazed front door into;

ENTRANCE HALL

Radiator. Stairs to first floor. Telephone point. Door to;

CLOAKROOM

Low level wc and vanity wash basin with mosaic tiled splashback. Extractor fan. Radiator.

KITCHEN

3.58m max x 2.36m

Window to front. Radiator. Modern fitted with a range of wall and base units under roll edge work surfaces and tiled splashback to walls, incorporating stainless steel circular sink and drainer. Built in electric oven with gas hob and stainless steel splashback, canopy extractor hood over. Space and plumbing for automatic washing machine. Integrated dishwasher. Space for tall fridge freezer. Cupboard housing wall mounted gas fired boiler, installed in 2020 under a 10 year warranty. Electric fuse board.

LOUNGE

14'3" x 11'11" max (4.36m x 3.65m max)

Sliding patio doors to rear overlooking the gardens and views beyond. Built in large understairs storage cupboard. 2 Radiators.

From the entrance hall, stairs lead to;

FIRST FLOOR LANDING

Radiator. Doors to;

MASTER BEDROOM

11'11" x 9'4" max. (3.64m x 2.86m max.)

Two windows to front overlooking the communal green. Radiator. Door to;

EN SUITE SHOWER ROOM

6'5" x 5'1" max. (1.96m x 1.56m max.)

Large shower recess with mains fed shower over. Pedestal wash hand basin and low level wc. Wall mounted mirrored medicine cabinet. Shaver points. Extractor fan. Towel rail. Radiator.

DINING ROOM/BEDROOM 4

12'4" max x 11'11" (3.76m max x 3.65m)

French doors and Juliet balcony to the rear enjoying stunning views over the gardens and countryside beyond with views of Dartmoor. Radiator. Telephone point.

From the first floor landing stairs rise to;

SECOND FLOOR LANDING

Access to loft space. Radiator. Built in airing cupboard with hot water cylinder and slatted shelving. Doors to;



BEDROOM 2

12'5" x 11'11" (3.80m x 3.64m)

Window to rear, stunning views toward Dartmoor and open fields. Radiator. Ceiling fan/light.

BEDROOM 3

11'11" x 9'1" (3.64 x 2.77m)

Two windows to front enjoying views over a communal green. Radiator.

BATHROOM

6'5" x 5'0" (1.97m x 1.54m)

Modern suite with 'P' shaped bath. Pedestal wash hand basin and low level wc. Tiled splashback to water sensitive areas. Extractor fan. Radiator.

OUTSIDE

To the front of the property is an area of garden stocked with mature shrubs and flowers. A shared recessed porch to the front door. Outside tap to the front. Approached under an adjoining coach house vehicular access leads to 2 OFF ROAD PARKING BAYS. A timber gate leads into the rear gardens, with paved patio for dining al fresco and two steps down to the astro-turf lawn, with fenced boundaries and bordered by flower beds. Outside lighting. Useful TIMBER STORE SHED.

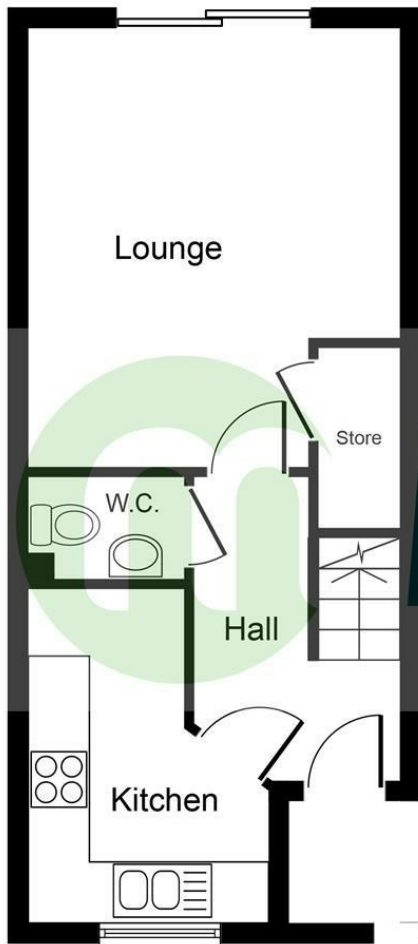
SERVICES

Mains water, electricity, drainage and gas. Fibre broadband. New boiler installed in 2020 under a 10 year warranty.

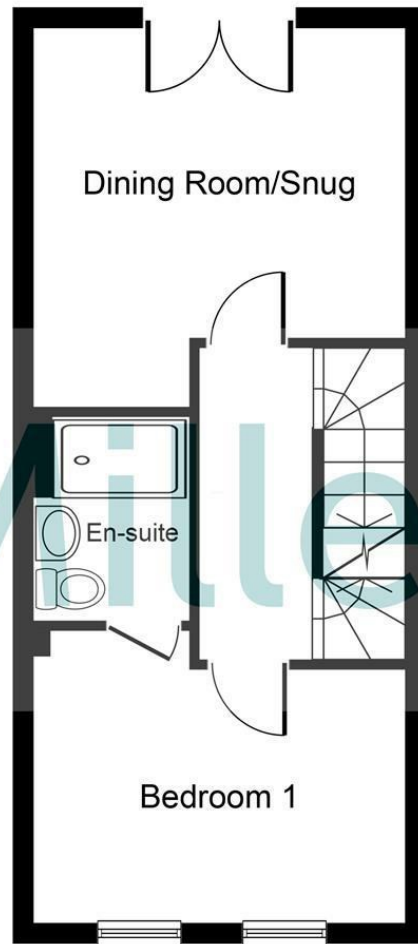
LOCAL AUTHORITY

Cornwall Council. Council Tax Band C.





Ground Floor



First Floor



Second Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
 Copyright V360 Ltd 2023 | www.houseviz.com

Directions To Property

What3words: ///director.qualifier.penny

Contact Us

Millerson Estate Agents
 6a High Street
 Launceston
 Cornwall
 PL15 8ER
 E: launceston@millerson.com
 T: 01566 776055
 www.millerson.com

Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

