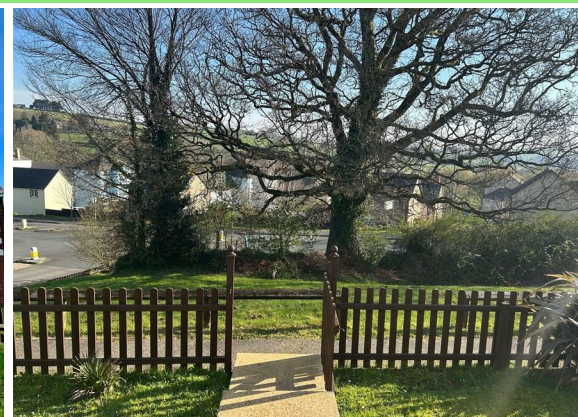




Kensley Valley
Meadow
Launceston
PL15 9NB

Asking Price £420,000

- Substantial Detached Family Home
- Five Bedrooms
- Two En-Suites
- Modern Fitted Kitchen & Utility Room
- Large Lounge & Dining Room
 - Study
- Garage & Parking
 - Solar Panels
- Scan QR For Material Information



 **Millerson**
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Tenure - Freehold

Council Tax Band - E

Floor Area - 1905.00 sq ft



5



3



2



C77

Obscure glazed composite door into

Hallway:

Stairs to First Floor with cupboard under. Radiator. Door off

Cloakroom:

8'7" x 3'8" (2.64 x 1.14)

Obscure uPVC double glazed window to front. Radiator. Low level WC.

Pedestal wash hand basin.

Study:

8'6" x 7'7" (2.61 x 2.32)

uPVC double glazed window to front. Radiator.

From the Hallway, double doors open into

Lounge:

23'5" x 12'9" (7.14 x 3.89)

Dual aspect room. uPVC double glazed window to front with bay window seat and fitted shutters as well as uPVC double glazed sliding patio doors to the rear garden. Gas coal effect fireplace. Two radiators.

Opening into

Dining Room:

11'11" x 11'1" (3.64 x 3.38)

Triple aspect room with uPVC double glazed windows to either side of the room and uPVC sliding patio doors to the rear garden. Two radiators.

Door into

Kitchen/Breakfast Room:

14'7" x 12'7" (4.46 x 3.86)

uPVC double glazed window overlooking the rear garden. A comprehensive range of modern base and wall units. 1 1/4 bowl sink unit inset into work surface. Integrated dishwasher. Flavel range cooker with eight ring gas hob and double ovens and grill. Stainless steel extractor fan over. Space for fridge/freezer. Imposing central island. Tiled floor. Radiator. Door to

Utility Room:

8'6" x 6'2" (2.61 x 1.89)

uPVC double glazed window to front and door to side. Worcester gas combination boiler. Sink unit inset into work surfaces. Space and plumbing for washing machine. Tiled floor. Radiator.

From the Hallway, stairs rise to the

First Floor Landing:

Storage cupboard. Radiator. Access to part board loft with ladder. Doors off

Bedroom Three:

11'11" x 10'11" max. (3.65 x 3.34 max.)

uPVC double glazed window overlooking the rear garden. Radiator.

Bedroom Four:

10'7" x 9'4" (3.23 x 2.85)

uPVC double glazed window overlooking rear garden. Built-in wardrobe.

Bedroom Two:

13'10" x 10'7" (4.24 x 3.23)

uPVC double glazed window to the front. Radiator. Door to

En-Suite Shower Room:

Tiled shower cubicle with mains powered shower. Pedestal wash hand basin. Low level WC. Tiled floor. Extractor fan. Radiator.

Principal Bedroom:

12'9" x 12'7" (3.90 x 3.86)

uPVC double glazed window overlooking the rear garden. Two double built-in wardrobes. Radiator. Door to

En-Suite Shower Room:

Obscure uPVC double glazed window to side. Tiled shower cubicle with Spa styled tower shower. Pedestal wash hand basin. Low level WC. Tiled floor. Extractor. Radiator.

Bedroom Five:

12'9" x 6'9" plus door recess. (3.90 x 2.08 plus door recess.)

uPVC double glazed window to front. Radiator.

Family Bathroom:

10'5" x 9'9" (3.20 x 2.99)

L-shaped. Obscure uPVC double glazed window to front. Wood panelled bath. Corner shower cubicle with mains shower. Pedestal wash hand basin. Low level WC. Cupboard housing the high pressurised water cylinder. Tiled floor. Chrome ladder effect radiator.

Outside:

Directly in front of the property, an enclosed and elevated garden provides picturesque views of the surrounding countryside.

At the rear, a walled garden features a blend of lawn, patio, decking, and paved areas, creating the perfect setting to enjoy the afternoon and evening sunshine. There's even a timber summerhouse/shed nestled within.

Additionally, the property boasts solar panels on the rear roof, offering sustainable energy benefits.



To the side, a single garage is complemented by parking space in front, with the added convenience of an EV charger included.

Directions:

Sat Nav: PL15 9NB

What3words:// paintings.homes.ideas or
inform.changed.discloses

Material Information:

Verified Material Information

Council tax band: E

Council tax annual charge: £2863.1 a year (£238.59 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Garage, Driveway, and On Street





Kensley Valley Meadow, Launceston, PL15 9NB

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice
- Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area Manager Lizzie Collins
01726 72236
ecollins@millerson.com

Contact Us

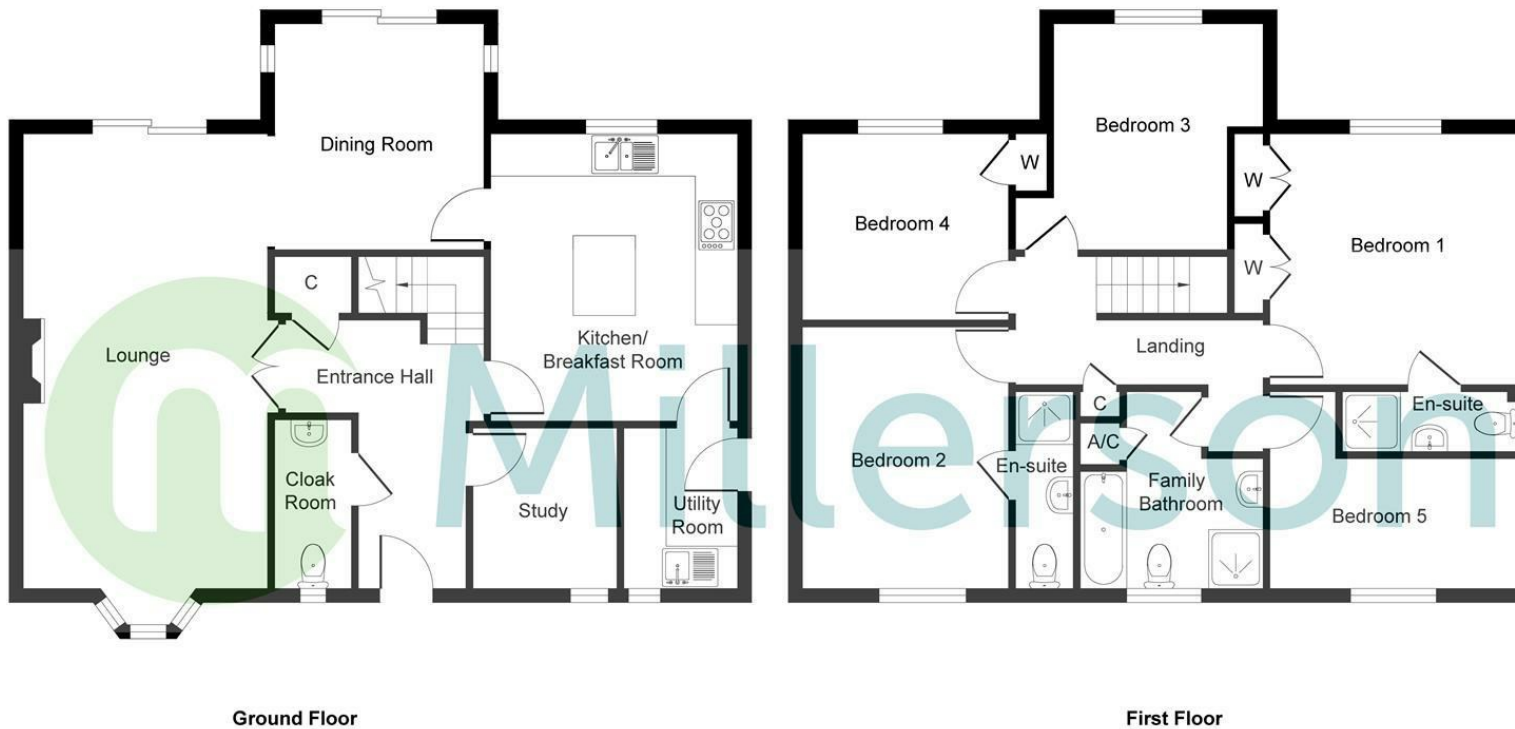
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	85
England & Wales	EU Directive 2002/91/EC	

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