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77 Chestnut Drive

77 Chestnut Drive, Launceston, Cornwall PL15 9GN



Town Centre 1.5 mile - North Cornish Coast 18.5 miles - Plymouth 25.5 miles

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**A 3 bedroom semi-detached town house with a garden, garage, parking and far reaching rural views.**

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- Convenient Town Location
- Integral Garage
- Private Driveway
- Far Reaching Countryside Views
- 3 Bedrooms (Master En Suite)
- Sitting Room
- Low Maintenance Rear Garden
- Kitchen/Breakfast Room
- Tenure: Freehold
- Council Tax Band: C

**Offers Over £260,000**

### SITUATION

The property is well positioned within the popular residential development of Withnoe Farm with direct views over the children's play area and farmland, located within easy reach of the A30 and approximately 1.5 miles from the town centre. Launceston offers a comprehensive range of facilities including supermarkets, M&S Food Hall, doctors', dentists', veterinary surgeries and educational facilities. There is a well-equipped leisure centre and two testing 18-hole golf courses, along with numerous sporting and social clubs. The A30 trunk road links the Cathedral Cities of Exeter and Truro, with the popular North Cornish coast approximately 18 miles away.

### DESCRIPTION

A well proportioned semi-detached town house offering 3 bedrooms including a master en suite, situated within a modern development and in a convenient location. The property has the added bonus of direct rural views from the front aspect of the house and a low maintenance enclosed rear garden.

### ACCOMMODATION

The accommodation is set out over 3 stories, with the ground floor offering a utility room with work surfaces, a sink and space and plumbing for a washing machine. There is a ground floor cloakroom and access into the integral garage. Stairs rise to the first floor with the sitting room and kitchen/breakfast room. The sitting room has French doors opening to the rear garden which catches the sun in the mid-late afternoon. The kitchen/breakfast room comprises a range of base and wall mounted units, an integrated gas hob with electric oven, sink and freestanding space for a fridge/freezer. The 2nd floor presents the 3 bedrooms and the family bathroom. Bedroom 1 has far reaching rural views and an ensuite shower room. The family bathroom comprises a bath with shower attachment, sink, WC and heated towel rail, which services bedrooms 2 and 3.

### OUTSIDE

A driveway in front of the garage provides an off road parking space, with a lawned garden (or space to create further parking) and pathway

leading to the front entrance. To the rear of the property, there is a paved pathway and steps through the tiered garden to the rear gated access, with seating areas of level lawn. The garden has been designed to offer a low maintenance and enjoyable space, with fenced boundaries. The garage can be accessed via the up and over door to the front, or the integral door from the ground floor and has power and light connected.

### SERVICES

Mains water, electricity and drainage. Mains gas central heating and double glazed throughout. Please note the agents have not inspected or tested these services.

### VIEWING

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

### DIRECTIONS

From Stags Launceston office, head along Western Road and take the A30 slip road signposted to Okehampton, Callington, Liskeard and Tavistock. After a short distance, take the first exit towards Callington and at the end of the slip road, turn right. Continue to the roundabout and take the second exit, then the first right into Withnoe Farm. Continue through the development to the very bottom where the property will be found on the left hand side, identifiable by a Stags for sale board.

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### AGENTS NOTE

The current vendor has informed us there is a management charge for the property, please contact the Stags Launceston Office for further information.





Approximate Area = 1120 sq ft / 104 sq m (includes garage)

For identification only - Not to scale

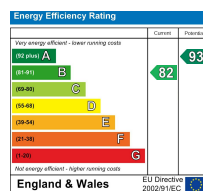


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2023. Produced for Stags. REF: 982145.

These particulars are a guide only and should not be relied upon for any purpose.

Kensley House, 18 Western Road, Launceston, PL15 7AS

01566 774999  
launceston@stags.co.uk



stags.co.uk