



7 Summerhill Road



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Launceston, Cornwall PL15 7DU

Launceston Town 0.8 miles - North Cornish Coast 18.2 miles -
Exeter 43.2 miles

A detached and spacious family home with ample parking, two garages and no onward chain.

- Versatile Layout
- Improved by Current Owner
- Low Maintenance Rear Garden
- 4th Bedroom/Home Office
- Tenure: Freehold
- No Onward Chain
- 2 Garages and Parking
- 3 Bedrooms
- Convenient Town Location
- Council Tax Band: D

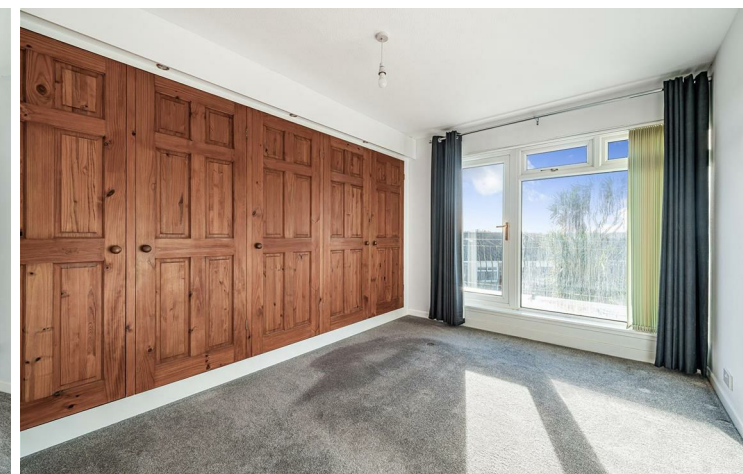
Guide Price £375,000

SITUATION

The property is situated in a convenient location within a popular residential area of the town and within easy reach of the A30 connecting the Cathedral cities of Truro and Exeter. The property is approximately half a mile from the nearest service station/garage, for day to day needs. The town centre is less than 1 mile away and Launceston offers a range of shops, boutiques, two 18-hole golf courses, sporting and social clubs. There are doctors', dentists' and veterinary surgeries, 24-hour supermarket, M&S Food Hall and education facilities available up to A-level standard.

DESCRIPTION

A spacious and versatile 3/4 bedroom house which has been updated in areas by the current owner and is being sold with no onward chain. The property benefits from 2 garages, low maintenance gardens and ample off road parking for 3/4+ vehicles.



ACCOMMODATION

The accommodation is presented over split levels, on the lower ground floor, a beautiful open plan living space comprises the kitchen, sitting room and sun room. The modern and contemporary fitted kitchen, installed by a local and reputable kitchen fitter 'Define Kitchens', has a range of integrated Neff appliances including a dishwasher, induction hob with extractor over, oven and separate microwave oven, warming drawer and a fridge/freezer. Finished with Quartz worktops, LED mood lighting and a kitchen island with storage and space for seating, the kitchen offers a wonderful space to cook and entertain. With the adjoining sitting room and sun room overlooking the front garden, the open plan living space gives the property a fresh and modern feel. A separate utility room has space and plumbing for a washing machine, a storage cupboard and houses the boiler. Off the main entrance hall is an additional WC and bedroom 4, with doors to the rear garden offering the potential for a light and spacious home office.

A small set of stairs from the hallway to the upper floor then presents the 3 main bedrooms, bedroom 1 with a full length set of fitted wardrobes and a door to the balcony/sun terrace. The family bathroom has a WC, panel enclosed bath with electric shower over and sink.

OUTSIDE

A private, concrete driveway at the front offers ample parking for 3/4+ vehicles. There are 2 separate garages, the largest with some overhead storage and approximately 25' in length. There are mature gardens at the front with various trees and shrubs, with a lawn to one side. The garden to the rear has been laid mainly to decking, offering a private, enclosed and low maintenance outside area with wooden fencing and brick wall boundaries.

VIEWINGS

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

SERVICES

Mains water, electricity and drainage. Mains gas central heating. Double glazed throughout. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

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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.



Approximate Area = 1279 sq ft / 118.8 sq m
 Garages = 384 sq ft / 35.6 sq m
 Total = 1663 sq ft / 154.4 sq m
 For identification only - Not to scale

Ground Floor

- Garage: 7.62 x 3.05m (25' x 10')
- Garage: 4.85 x 2.51m (15'11" x 8'3")
- Bedroom 4 / Home Office: 2.82 x 2.67m (9'3" x 8'9")
- Kitchen / Sitting / Dining Room: 7.62 x 5.94m (25' x 19'6")
- 5.08 x 1.88m (16'8" x 6'2")

First Floor

- Bedroom 2: 3.71 x 2.57m (12'2" x 8'5")
- Bedroom 3: 3.78 x 2.29m (12'5" x 7'6")
- Bedroom 1: 3.81 x 3.56m (12'6" x 11'8")
- Terrace: 4.88 x 2.51m (16' x 8'3")

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixcom 2024. Produced for Stags. REF: 1078097



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	

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