



76 Kensey Valley Meadow



Town Centre 2 miles - North Cornish Coast
17 miles - Plymouth 25 miles

A 3 bedroom end of terrace house with an enclosed rear garden, garage and parking

- Enclosed Rear Garden
- Garage and Off Road Parking
- Updated Gas Boiler (2019)
- 3 Bedrooms
- Sitting/Dining Room
- Bathroom and Separate W/C
- Perfect for First Time Buyers
- Outskirts of Town
- Tenure: Freehold
- Council Tax Band: B

Offers In Excess Of
£200,000

SITUATION

The property is situated within a popular, established development and enjoys a convenient location on the fringes of the former market town of Launceston. The town has a medical centre, dentists' and veterinary surgeries along with a 24-hour supermarket, a fully equipped leisure centre, two testing 18-hole golf courses and numerous sporting and social clubs. There is access to the A30 trunk road, which links the Cathedral cities of Truro and Exeter. At Exeter there is access to the M5 motorway network, mainline railway station serving London Paddington and an international airport.

DESCRIPTION

A 3 bedroom house set over two floors in a sought after residential area on the fringes of Launceston. The property has been well looked after since our client's ownership and includes an updated boiler (2019) front door (2021) and a new shower (Dec 2023). With an enclosed rear garden and direct access to the garage/parking, the property would suit first time buyers or those looking for a buy to let opportunity.

ACCOMMODATION

The accommodation is illustrated on the floorplan overleaf and briefly comprises: an entrance hall with a WC and plumbing for a washing machine. The kitchen has a range of base and wall mounted units with work surfaces and a number of integrated appliances including an electric oven with a gas hob, extractor hood, freestanding space for a fridge/freezer and additional space and plumbing for a dishwasher. The sitting/dining room has a useful understairs storage cupboard and doors leading out to the rear garden, perfect during the summer months to enjoy the outside space from the comfort of the sitting room.

The first floor presents 2 double bedrooms and a single bedroom which has a built-in airing cupboard with shelving. The family bathroom has a tiled floor with a WC, wash hand basin, heated towel rail and bath with a recently replaced shower Dec' 2023.

OUTSIDE

To the rear of the property there is an enclosed garden which is fenced either side and can be accessed from either the sitting room or from the garage. There is a paved patio area with paving steps across the lawn to a single garage. The garage has an over door with an allocated off-road parking space directly in front. The neighbouring fields on the other side of the parking area to the rear are currently waiting on a decision following a planning application for a residential development and care home.

SERVICES

Mains gas, water, electricity and drainage. uPVC double glazed throughout. Mains gas central heating. Broadband availability: ultrafast. Mobile availability: indoor and outdoor likely. (Information provided via Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

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

DIRECTIONS

From Launceston Town Centre and Southgate Arch, follow the road along Exeter street until the T-junction and turn left onto the A388. Continue down the hill and at the roundabout, turn left and immediately left again at the next mini roundabout. Continue up hill and follow the road to the right, bearing left at the next fork in the road. The property will be the first of the terraced properties on the right hand side, identified by a Stags for sale board.

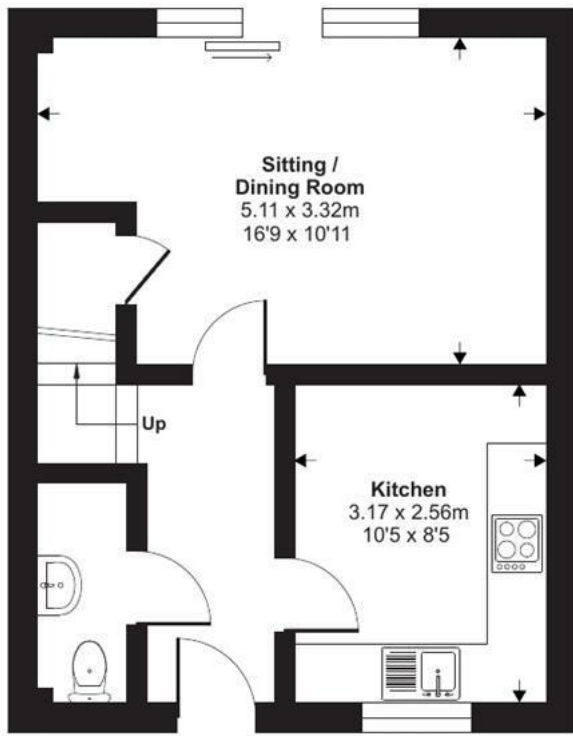
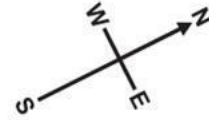
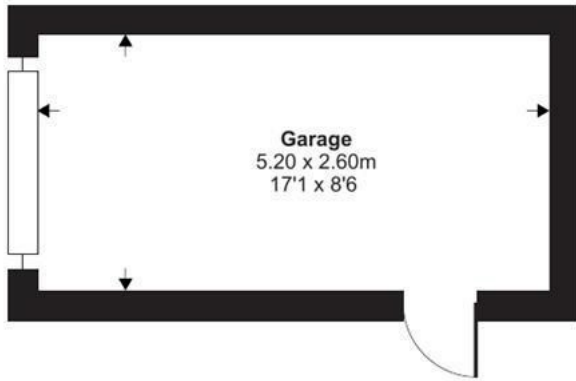
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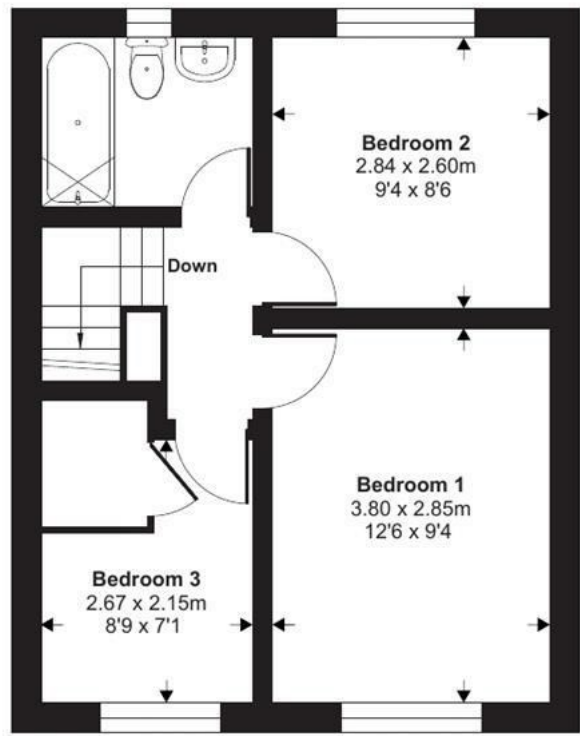


Approximate Area = 752 sq ft / 69.8 sq m
 Garage = 146 sq ft / 13.5 sq m
 Total = 898 sq ft / 83.3 sq m

For identification only - Not to scale



Ground Floor

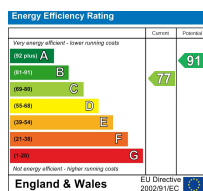


First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1119708

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.



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