



4, Kings Meadow



# 4, Kings Meadow

Windmill Hill, Launceston, PL15 9TT

Central Launceston Location Bude 18 miles Plymouth 25 miles

A striking, semi-detached, three bedroom home situated within a small collection of new homes in the heart of Launceston offering breath-taking views, garden, parking and far reaching views.

- Brand New Semi-Detached Three Bedroom House
- High Specification, Air Source Heat Pump
- Off Road Parking
- Low Maintenance Garden
- Highly Regarded Local Developer
- 10 Year AHCI Build Warranty
- Stunning Views
- Small Exclusive Development

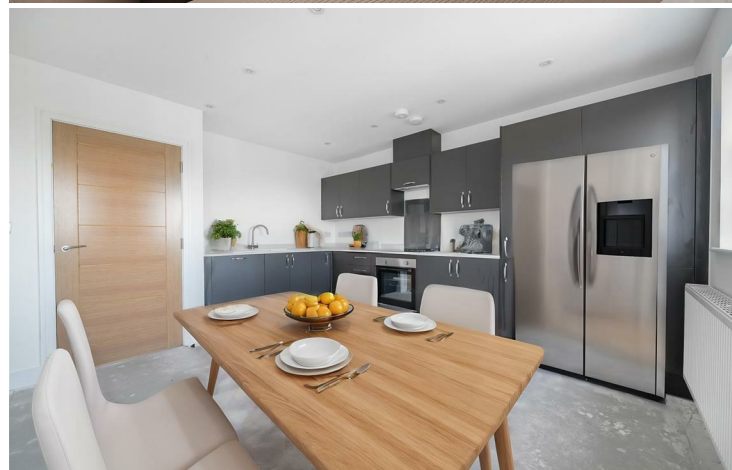
Guide Price £375,000

## SITUATION

The property is located less than half a mile from the town centre with a range of shops, sporting and social clubs. Launceston also offers a fully equipped leisure centre and two 18-hole golf courses. There are doctors, dentists and veterinary surgeries, a 24-hour supermarket and educational facilities available up to A-level standard. The A30 trunk road is easily accessible and links the Cathedral cities of Truro and Exeter. Exeter offers access to the M5 network, main line railway station serving London Paddington and an international airport. To the south is the city of Plymouth with its extensive shopping facilities, department stores, deep water marina and regular cross channel ferry port serving northern France and Spain.

## DESCRIPTION

Welcome to this spacious and versatile home, entered through a part-glazed door into a well-lit first-floor landing with access to all main rooms and stairs leading to the second floor. The property includes a convenient W.C. with modern fixtures and a tiled floor.



The first floor offers a study/snug room with potential for use as a home office, along with a utility room fully equipped with a washing machine, tumble dryer, and stylish finishes. The open-plan kitchen/diner boasts stunning views from two rear-facing windows, a range of integrated appliances, and ample space for a dining table.

Downstairs, the cosy living room opens onto the rear garden through patio doors and provides access to an under-stairs storage area.

On the second floor, you'll find three well-appointed bedrooms. The primary bedroom features space for a king-size bed and additional furniture. The second and third bedrooms both offer picturesque countryside views. The modern family bathroom is complete with a rainfall shower, bath, heated towel rail, and tiling throughout.

### OUTSIDE

The front of the property features a driveway with parking for two vehicles, with additional guest parking available within the estate. Stainless steel steps lead to the rear garden which is enclosed by fencing and includes a patio area, with the remainder laid to lawn.

### VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

### SERVICES

Mains water, electricity and drainage. Air source heat pump central heating

Broadband speed up to 1000 Mbps, Mobile coverage indoors – Likely. Mobile coverage outdoors –Likely

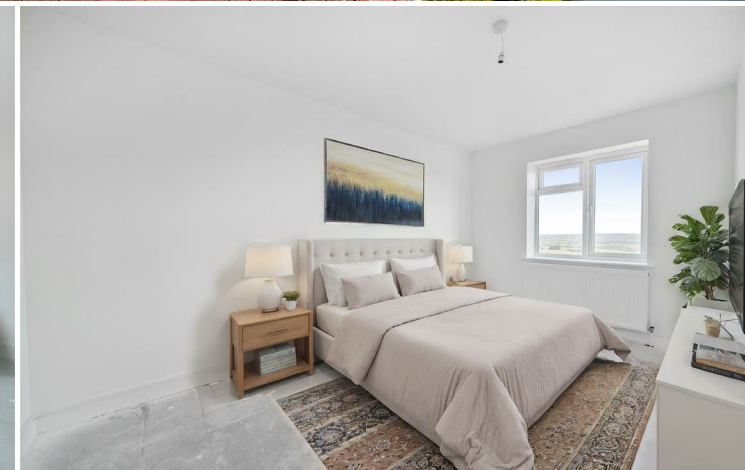
### DIRECTIONS

From Stags Launceston Office, proceed along Western Road through the town centre until Southgate Arch. Go through the arch and continue straight ahead, on the left hand bend, proceed up Race Hill until the two no entry signs. Turn right onto Bousall's Lane. At the top of Bousall's Lane turn left onto Windmill Hill, continue and take the second left onto Penworth Close. Drive along Penworth Close and at the end of the no through road you will arrive at Kings Meadow.

### AGENTS NOTE

Some images of rooms have been virtually staged to suggest possibilities, alongside the original photos. The property will be empty of furnishings upon viewing.

A service charge will be in place to take care on the management of communal land, roads, drains, etc. The cost has been estimated at around £40 per month.



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 = 1237 sq ft / 114.9 sq m  
For identification only - Not to scale

**Lower Ground Floor**

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1192667



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			
England & Wales		EU Directive 2002/91/EC	

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