



2, Kings Meadow





# 2, Kings Meadow

Windmill Hill, Launceston, PL15 9TT

Central Launceston Location Bude 18 miles Plymouth 25 miles

A striking two bedroom home situated within a small collection of new homes in the heart of Launceston offering breath-taking views, garden, parking and a garage.

- Brand New Detached Two Bedroom House
- High Specification, Air Source Heat Pump
- Garage And Off Road Parking
- Low Maintenance Garden
- Highly Regarded Local Developer
- 10 Year AHCI Build Warranty
- Stunning Views
- Incentives Available
- Freehold
- Council Tax Band TBC

Guide Price £325,000

## 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

This well-designed property offers a welcoming entrance through a part-glazed door into a spacious hallway, with access to all ground floor rooms. The ground floor features a garage with space for one car or additional storage, and a large utility room with modern fittings, wc and a range of fitted units.



Upstairs, the first floor boasts a bright and open-plan kitchen, dining, and living area, offering stunning, far reaching, countryside views. The kitchen comes fully equipped with integrated appliances and opens onto a rear garden. There's also a second bedroom with a built-in wardrobe and a modern family bathroom.

On the second floor, you'll find the master bedroom with park views, generous storage, and an elegant en suite bathroom with a walk-in rainfall shower. This home is perfect for modern living with ample storage and stylish finishes throughout.

### OUTSIDE

At the front of the property, a tarmacked driveway provides parking for two cars, with additional visitor parking available within the estate. Stainless steel steps lead up to the rear garden, which is enclosed by wooden fencing and a stone wall. The garden features a patio area accessible from the kitchen/dining/sitting room, while the remainder is laid to lawn, offering a low-maintenance outdoor space.

### VIEWING

All viewings are strictly by prior appointment with Stags Launceston office on 01566 774999.

### 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.

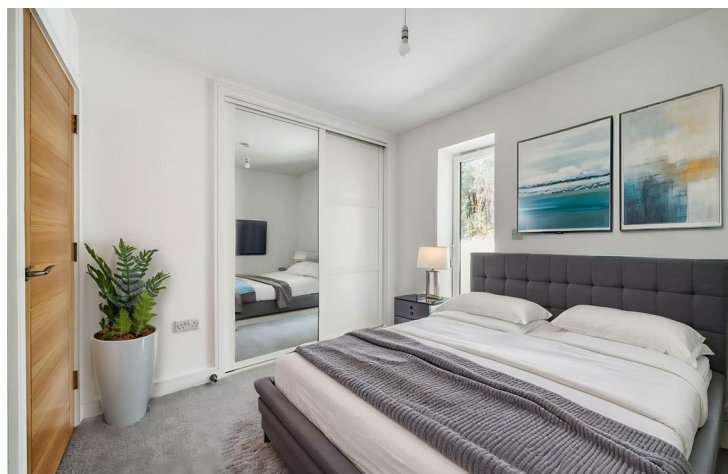
### DIRECTIONS

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 Bounsall's Lane. At the top of Bounsall'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.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | Current | Potential |
|   | 81      | 89        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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