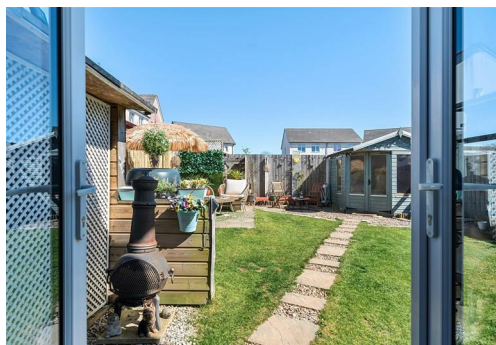




2 House Field Meadow

2, House Field Meadow, Launceston, PL15 9FY



Town Centre 1 mile - North Cornish Coast
18 miles - Plymouth 25 miles

An impeccably presented 3 bedroom house with a larger than average garden and off road parking

- Generous Rear Garden
- Off Road Parking (x2)
- 3 Bedrooms
- Contemporary Finish
- Principle En-Suite Bedroom
- Well Presented Throughout
- Convenient Location
- Summerhouse
- Tenure: Freehold
- Council Tax Band: C

Guide Price £260,000



SITUATION

The property is conveniently located along a private no through road of only 4 residential properties, within easy reach of the A30 and approximately 1 mile 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 presented 3 bedroom, end of terraced house with well-proportioned accommodation, 2 off road parking spaces with a generous rear garden. The property is being sold the added benefit of the remainder of the 10 year warranty.

ACCOMMODATION

A covered porch to the front entrance leads into the hallway with a cloakroom and WC. Stairs to the right rise to the first floor, with two understairs storage cupboards. The kitchen has a contemporary feel with a range of base and wall mounted units, an electric oven, and an inset gas hob with extractor fan. There is space and plumbing for freestanding white goods, and additional space for a table and chairs. The sitting room enjoys an outlook over the rear garden with double patio doors.

Stairs from the hallway rise to the first floor with 3 well-proportioned bedrooms, the principle bedroom benefitting from an en-suite shower room and built-in wardrobe space. Both bedrooms 2 and 3 have pleasant outlooks and are serviced by the family bathroom which is complete with a fully fitted contemporary suite.

OUTSIDE

The property has a private driveway to the side of the property, with space for 2 vehicles and a small front garden, perfect as a flower bed or herb garden. The rear of the property can be accessed via the sitting room or a pedestrian

gate to the side and has been landscaped to create areas for seating, level lawn and paved stepping stones which lead to a summerhouse in the corner.

SERVICES

Mains electric, water and drainage. Mains gas central heating. Broadband availability: Ultrafast and Standard ADSL, Mobile signal coverage: Voice and Data available (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.

ADDITIONAL INFORMATION

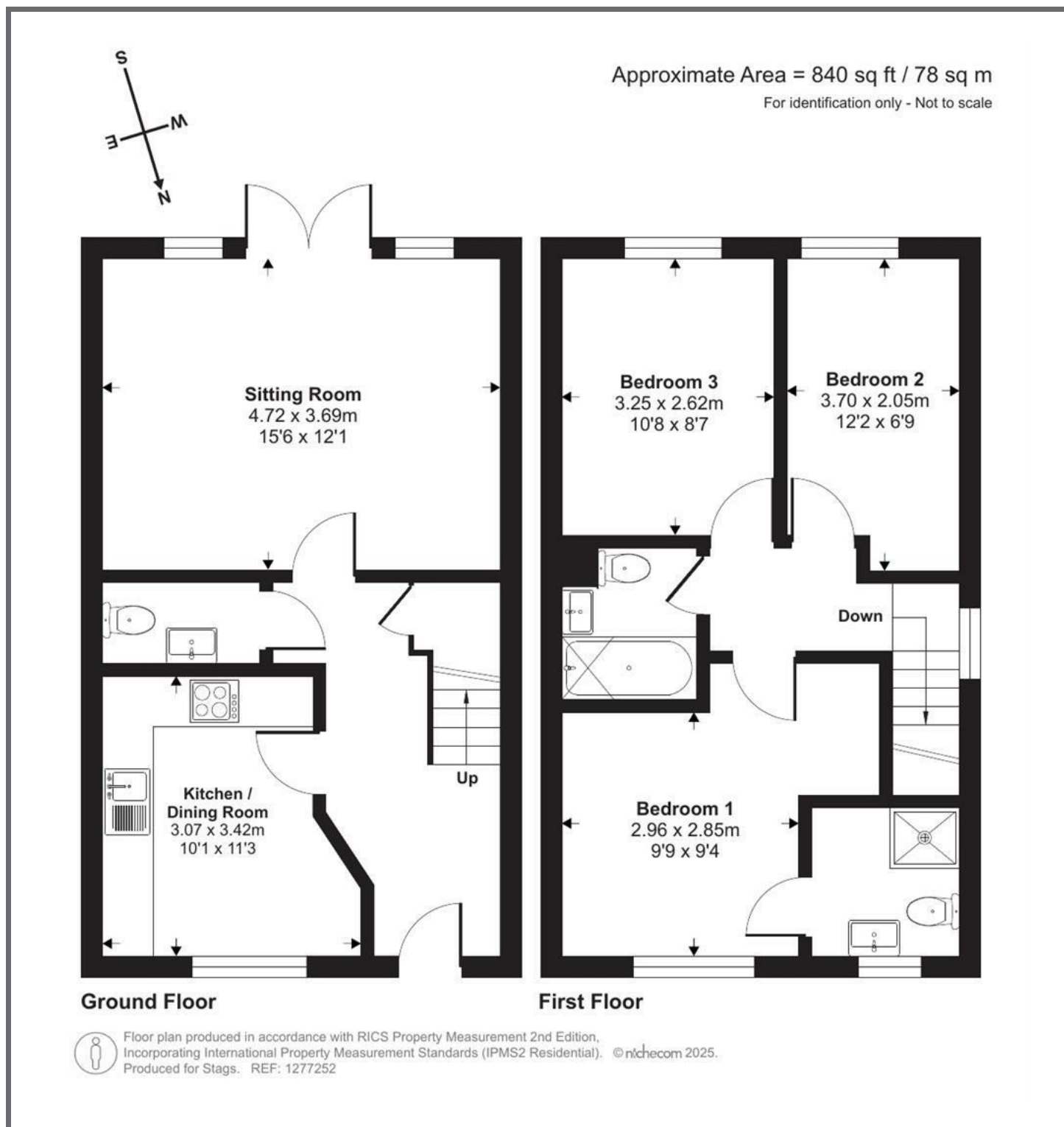
We understand from the current owners that the contribution towards the management company to cover the maintenance of any communal areas is in the region of £180-£200. The Buildmark warranty is for 10 years from the date of 20/04/2017.

DIRECTIONS

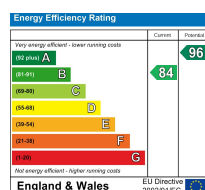
From Stags Launceston office, head along Western Road and take the A30 slip road signposted to Okehampton, Callington, Liskeard and Tavistock. After a short distance, take the first exit towards Callington and at the end of the slip road, turn right. Continue to the roundabout and take the third exit into Hay Common and follow the road to the right, where the entrance to House Field Meadow will be found on the right hand side. The property will be identifiable by a Stags for sale board.

what3words.com: ///orange.banquets.query





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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