



Kensey Valley Meadow  
Launceston | Cornwall



Town • Country • Coast





A substantial detached 5 bedroom family house situated on a popular development with gardens, parking and a garage with accommodation spread over 3 floors. The property offers spacious and flexible living accommodation which includes 2 en-suite bedrooms and potential of reception rooms or a home office on the ground floor and first floor.

On the ground floor there is an entrance hallway with 2 reception rooms which could potentially be opened up to provide one generous reception room. There is a spacious kitchen and breakfast room with a utility room just off. On the first floor there are 2 generous bedrooms, one being en-suite and a store room, the other bedroom is currently utilised as a living room. On the second floor there are 3 further bedrooms with 1 of the bedrooms being en-suite plus a family bathroom.

Externally there is an enclosed lawned garden, parking and a garage.

The property has been successfully let over recent years and offers an ideal letting opportunity for an investor. Currently used as a house of multiple occupation (HMO) with 6 rental rooms spread over 3 floors. Those interested in the rental situation in terms of income and management can speak to the vendors agents View Property.





## Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as “the gateway to Cornwall” Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline alongside Plymouth and Exeter. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

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**Entrance Hallway**

**Kitchen**  
12'7" x 12'2" (3.86m x 3.71m)

**Utility Room**

**W/C**

**Bedroom 1**  
12'4" x 9'10" (3.76m x 3.00m)

**Bedroom 2**  
12'4" x 11'3" (3.76m x 3.43m)

**First Floor Landing**

**Living Room**  
21'3" x 12'4" (6.48m x 3.76m)

**Store Room**  
9'8" max x 6'7" (2.97m max x 2.01m )

**Bedroom 3**  
19'1" x 9'10" (5.82m x 3.00m)

**En-Suite**

**Second Floor Landing**

**Bathroom**

**Bedroom 4**  
10'5" x 6'7" (3.20m x 2.01m)

**Bedroom 5**  
11'6" x 10'5" (3.53m x 3.20m)

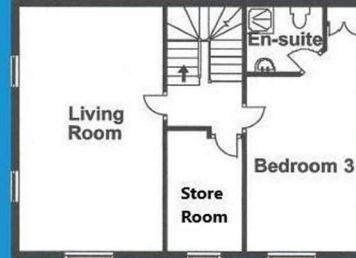
**En-Suite**

**Bedroom 6**  
12'4" x 10'5" (3.76m x 3.18m)

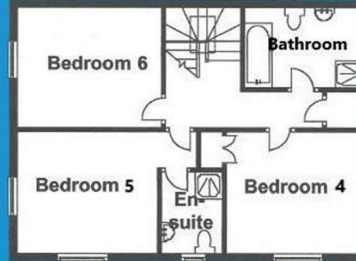
**Services**  
Mains Gas, Electricity, Water & Drainage.  
Gas Central Heating.  
Council Tax Band E.



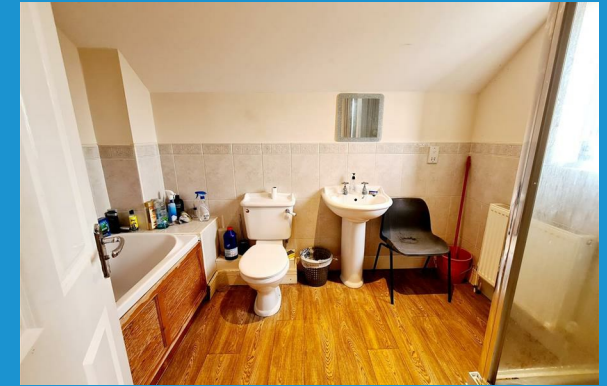
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		
	Current	Potential
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		
<b>England &amp; Wales</b>	76	83
	EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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