



Cherry Way  
Launceston | Cornwall





Located within a cul-de-sac position is this 4 bedroom (1 en-suite), 3 storey semi detached home, enjoying a wonderful view towards Kit Hill. Found in fantastic condition throughout the property benefits from an attached garage and an enclosed rear garden.

You enter into a hallway with staircase to the first floor and a ground floor WC. A door takes you through to a front aspect sitting room with access to an under stairs storage cupboard. Adjoining the sitting room is a modern and contemporary kitchen/dining room with French doors out to the rear garden. The kitchen area has a range of high gloss eye and base level units with a host of built-in appliances. The dining area adjoins the kitchen area and enjoys a view over the rear garden.

On the first floor are 2 doubles and 1 single bedroom plus a well presented family bathroom. Elevated views are enjoyed from the rear aspect bedrooms towards Kit Hill and nearby open countryside. On the second floor is the master suite which is a good size double bedroom with an en-suite shower room. The bedroom is dual aspect has built in wardrobes. Again benefiting from views even better enjoyed from the rear window spanning a number of miles.

In front of the property is a gravel area with steps to the front door. To one side of the property is an attached single garage with a metal electric up-and-over door and a rear door out to the patio area. In front of the garage is a parking space. The South facing rear garden is fully enclosed to all sides. Adjoining the rear is a paved patio area ideal for outside dining and gives access to the garage and side gate. Above the French doors in an electric awning. Steps lead down to an area of lawn with an attractive dry stone wall to one side.



### 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.

## Entrance Hallway

**W/C** 5' 8" x 3' 2" (1.75m x 0.99m)

**Sitting Room** 14' 8" x 12' 3" (4.49m x 3.75m)

**Kitchen/Diner** 15' 9" x 9' 11" (4.81m x 3.04m)

## First Floor Landing

**Bedroom 2** 9' 8" x 9' 0" (2.95m x 2.75m)

**Bedroom 3** 9' 5" x 8' 2" (2.88m x 2.50m)

**Bedroom 4** 9' 6" x 6' 1" (2.91m x 1.86m)

**Bathroom** 6' 4" x 6' 2" (1.94m x 1.89m)

**Lobby** 6' 5" x 4' 3" (1.97m x 1.31m)

## Second Floor

**Bedroom 1** 12' 7" x 11' 1" (3.86m x 3.39m)

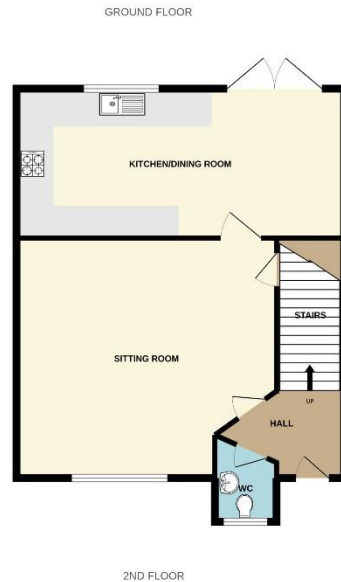
**En-Suite** 7' 2" x 3' 11" (2.20m x 1.21m)

## Services

Mains Gas, Electricity, Water & Drainage.  
Gas Central Heating.  
Council Tax Band C.

## Agents Note

We have been informed by the vendor there is an annual charge of approximately £180.00 for the upkeep of the estate.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>	85	
(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			
England, Scotland & Wales		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. V085

01566 706706 ▪ sales@viewproperty.org.uk  
www.viewproperty.org.uk

