



Blackthorn Close
Launceston | Cornwall



Town • Country • Coast



Overlooking a green area with a conifer tree is this 4 bedroom (1 en-suite) semi detached town house with garage, parking and larger than average level garden.

You enter the property into a welcoming hallway with W/C and staircase leading off. The sitting room is front aspect and has access to a useful understairs cupboard. The kitchen/dining room is rear aspect with French doors out to the rear garden. The kitchen area has a modern kitchen with a range of integrated appliances. Beyond the kitchen is a useful dining area.

On the first floor are 3 bedrooms and a family bathroom. Bedroom 2 enjoys a view towards the green area. Stairs lead up to the second floor where there is the master bedroom enjoying a whole floor of its own. The bedroom is deal aspect with built in wardrobes and an en-suite shower room.

Adjoining the property is a single garage with pedestrian door into the rear garden. In front of the garage is tandem off road parking plus additional parking by the front door. The rear garden is larger than average and is level. Adjoining the French doors is an extended patio area ideal for outside dining. Beyond here is an area of lawn fully enclosed to all sides with steps down to the garage. In front of the property is an attractive green area with a feature mature conifer tree.



Situation

Launceston is an ancient town steeped in History with the imposing Launceston 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 the Cornish peninsula 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 the City's of Plymouth and Exeter in the other direction. 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

Living Room

14'10" max x 12'6" (4.54m max x 3.83m)

W/C

6'9" max x 3'2" (2.06m max x 0.99m)

Kitchen/Diner

15'8" x 9'9" (4.80m x 2.99m)

First Floor Landing

Bedroom 2

9'10" x 8'11" (3.02m x 2.74m)

Bedroom 3

9'4" x 8'2" (2.87m x 2.51m)

Bedroom 4

9'1" x 6'0" (2.77m x 1.85m)

Bathroom

8'11" x 6'2" (2.74m x 1.88m)

Second Floor

Master Bedroom

23'2" max x 15'8" max (7.08m max x 4.80m max)

En-Suite

7'4" x 4'0" (2.26m x 1.22m)

Services

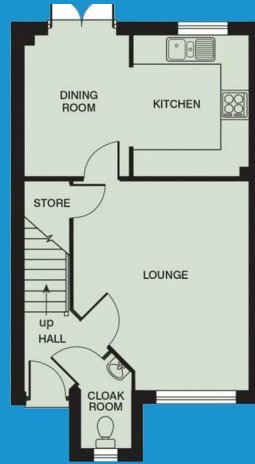
Mains Gas, Electricity, Water & Drainage.

Gas Central Heating.

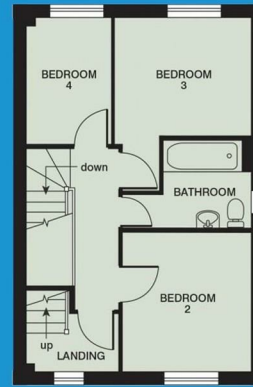
Council Tax Band C.

Agents Note

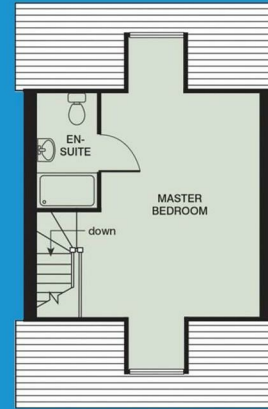
We have been informed by the vendor there is an annual charge of approximately £180.00 for the upkeep of the estate.



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

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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