



Summerhill Road
Launceston | Cornwall



Town • Country • Coast



Enjoying a south facing garden is this split level 3/4 bedroom semi detached house. Purchased by our vendor brand new in 1973! There are 3 generous double bedrooms plus a useful internal room/study. There is ample off road parking and has been well maintained both inside and out

There is a welcoming hallway with stairs to the lower ground floor and first floor. Leading off the hallway is a front aspect double bedroom. On the lower ground floor is a sizable 'L' shaped sitting/dining room, kitchen with a range of eye and base level units plus a large full width double glazed conservatory overlooking the garden. Furthermore on the ground floor is a useful W/C.

On the first floor are 2 double bedrooms both enjoying elevated views over the town. The master bedroom has an extensive range of built in wardrobes. There is an internal room which could be used for a whole manner of purposes. Subject to any consent, there is scope to install a velux window in order to create a 4th bedroom.

In front of the property is ample off road parking for several vehicles plus access to a single garage which has scope to be converted in additional accommodation subject to planning. Adjoining the conservatory to the rear is a gently tiered South facing garden which has been landscaped for low maintenance gardening. There is scope to create areas of lawn if so desired. Discreetly tucked away down the side of the property is a pathway to the driveway and a useful garden shed. A wooden gate opens out to the front driveway. The vendors have informed us that there is an outside tap alongside an electric point, both of which could prove very useful.



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.

Directions

The postal code for the property is PL15 7DU. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road along and take the second right onto Summerhill Road where the property can be seen on your right hand side before the bend

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Entrance Hallway

Sitting/Dining Room

19'5" max x 16'8" max (5.93m max x 5.09m max)

Kitchen

8'7" x 7'11" (2.63m x 2.43m)

W/C

4'6" x 4'1" (1.39m x 1.27m)

Conservatory

20'2" x 9'3" (6.15m x 2.84m)

Bedroom 3

12'9" x 9'10" (3.89m x 3.02m)

First Floor Landing

Bedroom 1

11'11" x 11'11" (3.65m x 3.64m) excluding wardrobes

Bedroom 2

11'4" x 9'1" (3.46m x 2.77m)

Bathroom

8'0" x 5'10" (2.46m x 1.80m)

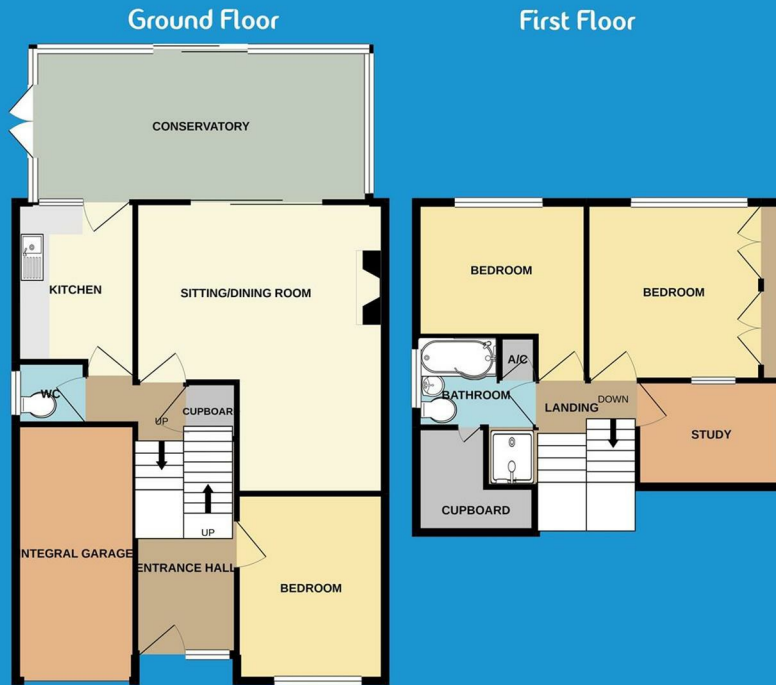
Inner Room

9'10" x 7'2" (3.01m x 2.20m)

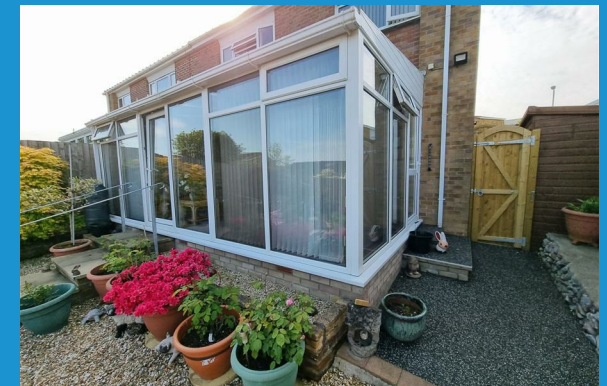
Integral Garage

Services

Mains Electricity, Water & Drainage.
Council Tax Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(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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