



## Kensey Valley Meadow

Launceston | Cornwall



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A spacious three bedroom semi detached property situated in a pleasant cul-de-sac location with an enclosed garden at the rear and a garage beyond with a parking space. The property features an en-suite master bedroom with all 3 bedrooms of a generous size, an impressive living room with patio doors to the rear, alongside an open plan kitchen and breakfast room with bay window at the front.

The property features an entrance hallway, downstairs cloakroom, kitchen and breakfast room with well appointed range of wall and base units. The sitting room is running along the back of the property with a useful built in storage cupboard. Sliding patio doors open out to the garden.

On the first floor there are the 3 bedrooms, with the master bedroom en-suite and at the front of the property with the other 2 bedrooms at the back of the property alongside a spacious bathroom and a useful airing cupboard. The family bathroom is a great size with a match 3 piece suite.

There is a well appointed garden at the rear which is hard landscaped comprising of a patio area leading out to a garden landscaped with low maintenance gardening in mind. Steps take you down to a garden gate which opens into the driveway with an attached single garage. This area is accessed further below the terrace under a neighbouring coach house. In front of the property is a small low maintenance garden.





## 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/Diner

14'10" x 11'6" (4.54m x 3.51m)

## Sitting Room

19'1" x 11'10" (5.84m x 3.63m)

## W/C

6'1" x 3'4" (1.87m x 1.04m)

## First Floor Landing

## Bedroom 1

13'2" x 10'4" (4.02m x 3.15m)

## En-Suite

7'1" x 5'6" (2.16m x 1.70m)

## Bedroom 2

10'8" x 8'5" (3.26m x 2.59m)

## Bedroom 3

8'5" x 8'0" (2.59m x 2.46m)

## Bathroom

9'10" x 5'6" (3.01m x 1.70m)

## Services

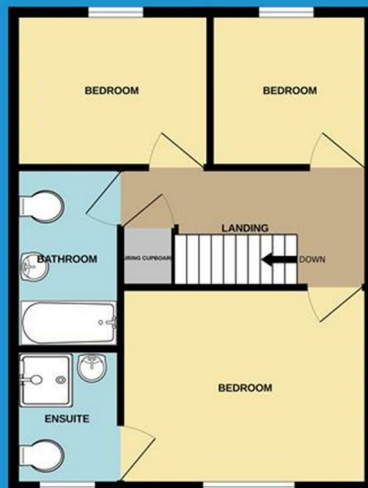
Mains Gas, Electricity, Water &

Drainage.

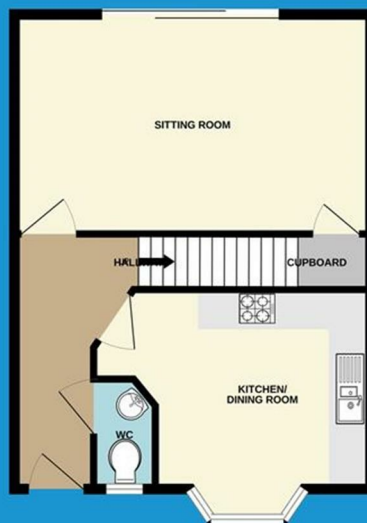
Gas Central Heating.

Council Tax Band C.

## First Floor



## Ground Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(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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