





A wonderful opportunity to purchase this substantial 5 bedroom detached house with a double garage situated in a sought after area with spacious gardens and parking. This executive and attractive stone faced property with granite lintels features generously proportioned living accommodation with a particularly spacious master bedroom with dressing room and en-suite with the second bedroom also having an en-suite.

The property is set in a small cul-de-sac with 4 other similar dwellings and can be found on the outskirts of the town offering good access to the local amenities. The layout includes a spacious entrance hallway, family orientated kitchen and dining room, a generous living room, home office, utility room and a cloakroom on the ground floor.

On the first floor there are the 5 bedrooms with 2 of the bedrooms en-suite alongside the family bathroom. The master suite also features a walk-in wardrobe. The double garage is integral with driveway parking and there is a level enclosed garden at the rear.



- Executive Style New Build
- 5 bedrooms, 2 En-Suites
- Air Source Heating

- Attractive Stone Faced
- Double Integral Garage
- Level 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.

### Directions

The postal code of the site is PL15 7EP. What Three Words ‘introduce.upward.carbon’ will take you to the entrance of the site. The plots can be found in the Tresmarrow area of Chapel, driving along the bottom road that runs through Chapel and just opposite the graveyard.



**Entrance Hallway**  
12'4" x 6'10" (3.78m x 2.10m)

**Living Room**  
17'6" x 11'6" (5.35m x 3.53m)

**Kitchen/Diner**  
27'8" x 14'3" narrows to 9'10" (8.45m x 4.36m narrows to 3.01m)

**Study**  
8'6" x 8'1" (2.60m x 2.47m)

**W/C**  
8'6" x 3'11" (2.61m x 1.21m)

**Garage**  
21'1" x 19'8" with utility area (6.43m x 6.01m with utility area)

**First Floor Landing**

**Bedroom 1**  
19'2" x 12'10" (5.86m x 3.92m)

**Dressing Room**  
9'5" x 7'2" (2.88m x 2.19m)

**En-Suite**  
9'8" x 7'3" (2.96m x 2.22m)

**Bedroom 2**  
12'2" x 11'11" (3.71m x 3.64m)

**En-Suite**  
7'2" max x 5'8" narrows to 3'4" (2.20m max x 1.75m narrows to 1.03m)

**Bedroom 3**  
12'2" x 11'7" (3.73m x 3.55m)

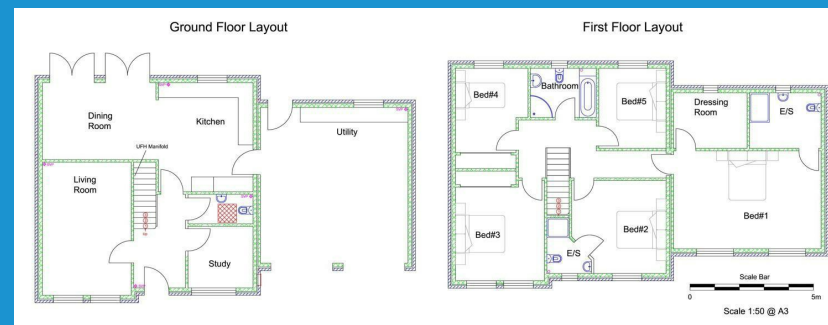
**Bedroom 4**  
9'11" x 9'3" narrows to 7'11" (3.03m x 2.82m narrows to 2.43m)

**Bedroom 5**  
10'5" x 8'4" (3.18m x 2.56m)

**Bathroom**  
9'4" x 6'5" (2.87m x 1.97m)

**Services**  
Mains Electricity and Water.  
Storm Drainage via shared. Private Pump to mains drainage.  
Air Source Heating.  
Council Tax Band TBC.  
Fibre to the property will be installed.

**Agents Note**  
Please note, the measurements were taken prior to some final plastering in some rooms.  
A management company will be set up for the estate road and pumping station.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Tresmarrow | Launceston



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01566 706706 • [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)  
[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

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.