



Long Meadow  
Launceston | Cornwall



Town • Country • Coast





A spacious and well presented 2 bedroom semi-detached modern house situated on a popular development on the outskirts of the town with front and rear gardens and driveway parking at the side. This stylish property may suit first time or investment buyers alike and has no onward chain with the remainder of a NHBC new build warranty.

Entrance to the property is into a hallway with a door into the living room which has a front facing window overlooking the front garden. A door leads into the inner hallway where there is a door into the cloakroom which has a WC. At the back of the house there is an open-plan kitchen and dining room which has a range of wall and base units and double doors leading out onto the patio.

On the first floor there are 2 spacious double bedrooms with the master bedroom at the front of the property featuring a fitted wardrobe alongside an additional storage cupboard. There is a spacious bathroom with fitted modern suite.

At the front of the property there is a lawned garden with a pathway leading to the front door. The driveway is at the side and provides off-road parking for two or three vehicles and gated access into the rear garden. The rear garden is mainly laid to lawn with a range of plants and shrubs in the borders and a patio area leading back into the property.





## 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 (1.6 km) 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 whilst providing great access to Plymouth and Exeter and beyond. 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

## Sitting Room

12'10" x 11'6" max (3.93m x 3.53m max)

## Inner Hallway

## W/C

5'10" x 2'10" (1.80m x 0.87m)

## Kitchen/Diner

14'8" x 9'3" max (4.49m x 2.82m max)

## First Floor Landing

## Bedroom 1

11'5" x 8'2" (3.48m x 2.51m)

## Bedroom 2

11'6" x 11'0" (3.53m x 3.37m)

## Bathroom

6'7" x 6'1" (2.01m x 1.87m)

## Services

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

## Agents Note

We have been advised that there is a communal maintenance charge payable annual for the development.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            | 98        |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 84                         |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## First Floor



## Ground Floor



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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