



# 98 Kensey Valley Meadow

Launceston | Cornwall



Town • Country • Coast



\* VIDEO TOUR AVAILABLE \* A 3 bedroom terraced house set in a popular cul-de-sac location on the fringe of Launceston situated in a tucked away location overlooking a green area. The property offers a generous rear garden and a garage with further parking. NO ONWARD CHAIN

The accommodation includes an entrance hallway where there is a useful cloakroom with a WC which houses the central heating boiler. At the front of the property is an open kitchen and breakfast room. At the rear of the property is a spacious living room with sliding patio doors to the rear and there is a useful storage cupboard. On the first floor there are 3 bedrooms with the smaller front bedroom enjoying a pleasant view across the green which may lend itself to a nice home office. There is also a family bathroom.

At the rear there is a decked area with steps leading up to the garden which is laid to lawn and a generous size. This property has been a successful rental property so may appeal to buy-to-let investors or first time buyers.



### 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 peninsular 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's, WH Smith and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

### Directions

The postcode for the property is PL15 9TJ. What Three Words for the property is 'sliding.opened.cared' and this will take you directly to the property. Heading out of the town centre, through Southgate Arch and bear left onto Exeter Street. Follow the road until you come to a 'T' junction. Bear left onto Tavistock Road, heading down the hill on the Okehampton Road until you reach the mini-roundabout. Take the left-hand turning into Kensey Valley Meadow and at the next mini-roundabout, head straight over. At the next mini-roundabout, turn left and follow the road around and proceed up found towards the back of the cul-de-sac.

[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

[sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



Town • Country • Coast

### Entrance Hall

**Kitchen**  
10'4" x 8'7" (3.15 x 2.62)

### Living Room

### W.C.

### First Floor Landing

**Bedroom 1**  
12'6" x 9'3" (3.81 x 2.82)

**Bedroom 2**  
9'3" x 8'9" (2.82 x 2.67)

**Bedroom 3**  
7'0" x 5'8" widening to 9'0" (2.13 x 1.73 widening to 2.74)

**Bathroom**  
6'11" x 5'5" (2.11 x 1.65)

### Services

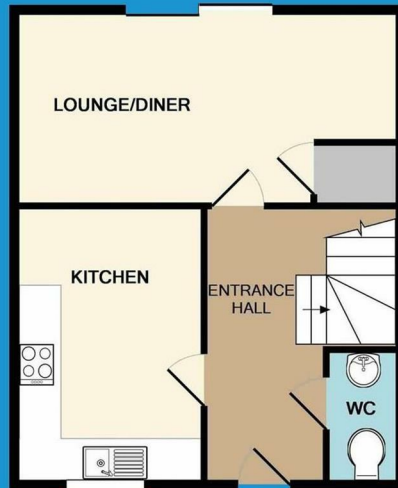
Mains gas, electricity, water and drainage.  
Council tax band B.

### Outside

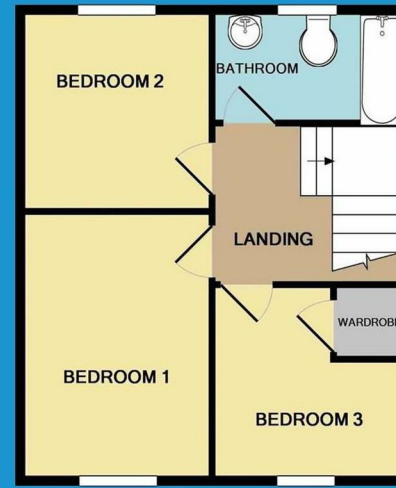
The rear garden has a gravelled area with steps leading to a generous lawned area with outside shed and enclosed by wooden fencing.

The garage is located in a row of garages with a parking space in front.

## Ground Floor



## First Floor



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	98
(92 plus) A	
(81-91) B	75
(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.

01566 706706 | sales@viewproperty.org.uk

www.viewproperty.org.uk



Town • Country • Coast