



Haye Common Drive
Launceston | Cornwall



Town • Country • Coast



Located in a very convenient position for schools, the retail park and the A30 is this 3 bedroom terraced house owned by our vendor since new in 2012. The property enjoys a view over the adjacent green area and has an enclosed rear garden plus a garage and parking space.

You enter the property into a hallway with a staircase to the first floor. The sitting room is front aspect with a view towards the nearby green area. From here you are led into the rear aspect kitchen/dining room. The kitchen area has a range of modern eye and base level units with a window overlooking the rear garden. To one side in plenty of space for a dining table. A doorway takes you through to a utility space and W/C. A further door from the kitchen then leads out to the garden.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect enjoying a view towards the nearby green area. To one side are floor to ceiling built in wardrobes with sliding doors. Bedroom 2 is a rear aspect double and finally bedroom 3 is a comfortable single. The family bathroom has a contemporary white 3 piece suite with a shower over the bath.

In front of the property is an area of lawn with a path to the front door. To the right of the property under a neighbouring coach house is a single garage with parking space in front. The rear garden is fully enclosed to all sides. There is an area of lawn perfect for children and pets and a pedestrian gate to one side. Steps lead up to the back door into the kitchen.



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

Living Room

13'10" x 11'3" (4.24m x 3.43m)

Kitchen/Dining Room

10'1" x 10'0" (3.09m x 3.06m)

Utility Room

5'4" x 4'0" (1.63m x 1.24m)

W/C

4'4" x 4'0" (1.34m x 1.24m)

First Floor Landing

Bedroom 1

11'4" x 8'2" (3.46m x 2.49m)

Excluding Wardrobes

Bedroom 2

10'9" x 7'8" (3.30m x 2.35m)

Bedroom 3

7'6" x 6'6" (2.31m x 2.00m)

Bathroom

6'1" x 6'0" (1.87m x 1.84m)

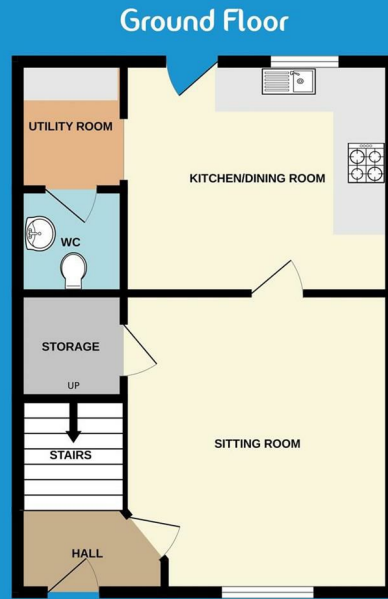
Garage

17'5" x 8'2" (5.31m x 2.51m)

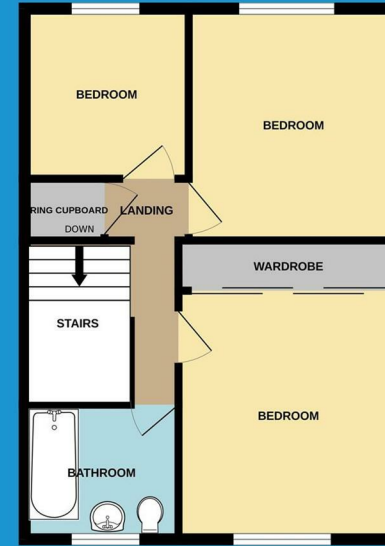
Services

Mains Gas.

Council Tax Band B.



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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