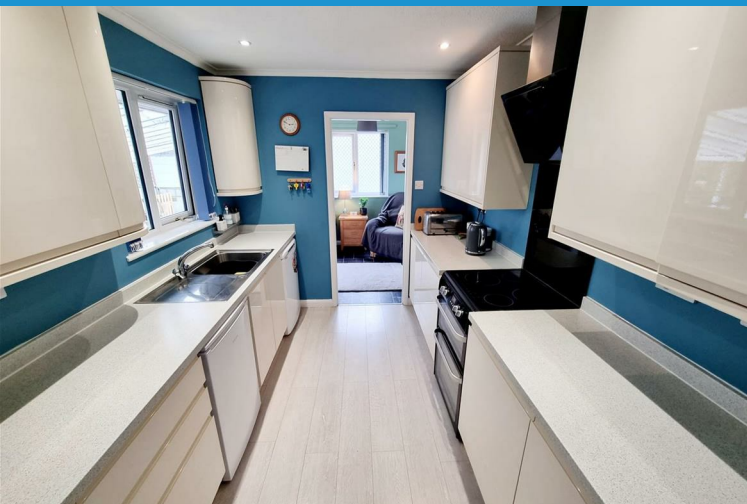
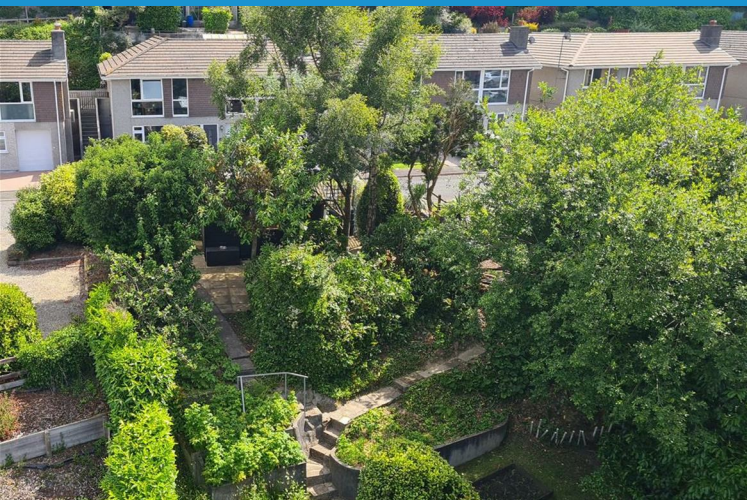


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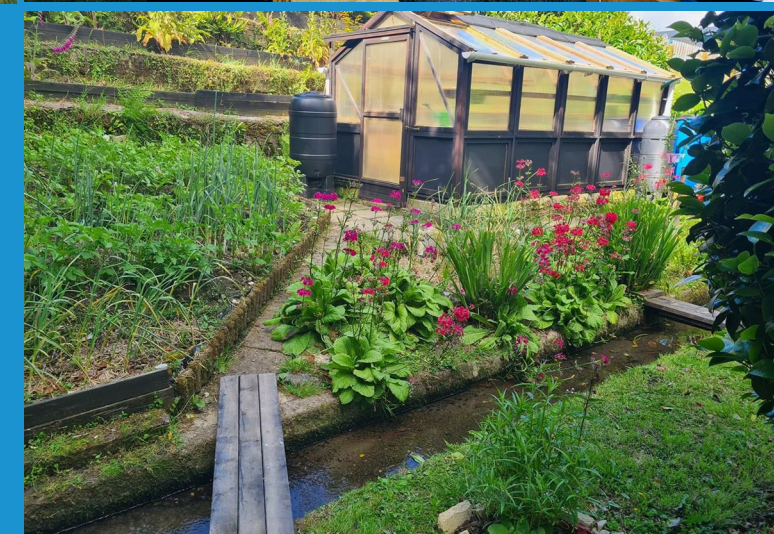




Tucked away within a small cul de sac is this 3 double bedroom (1 en-suite) detached house with reverse level accommodation much improved by our current vendors. One of the many features this property offers is a most useful integral double garage plus utility area.

You enter the property on the ground floor into a hallway with a staircase to the first floor. On the ground floor is a front aspect double bedroom. A further door leads through to a sizable integral double garage with an electric roller door. There is scope (subject to planning permission) to turn this space into further accommodation if so desired. On the first floor is an open plan L shaped sitting/dining room with the sitting area centered around an open fire with multi fuel wood burner. Leading off the dining area are sliding patio doors to the rear garden. Adjoining the reception room is a contemporary high gloss galley kitchen with a range of eye and base level units. There are two further double bedrooms on the first floor. The master bedroom is rear aspect with an en-suite shower room and useful built-in wardrobes with floor to ceiling sliding doors. Bedroom 2 is front aspect with a pleasant view. Finally, there is a modern bathroom with a matching suite that includes a full length bath.

To the rear of the property is a covered outside seating area. From here, steps lead up to the tiered rear garden which has been hard landscaped with views over rooftops towards Upper Chapel. Within the rear garden there are a range of buildings including two greenhouses, summerhouse and garden shed. Immediately in front of the property is off-road parking for at least two vehicles. Directly opposite is a further detached garden which has been recently re landscaped with a range of perennial plants and shrubs. There is an insulated shed ideal as a workshop. Steps lead down to a further garden with flower borders and a further greenhouse. This property is ideal for those with keen green fingers!!

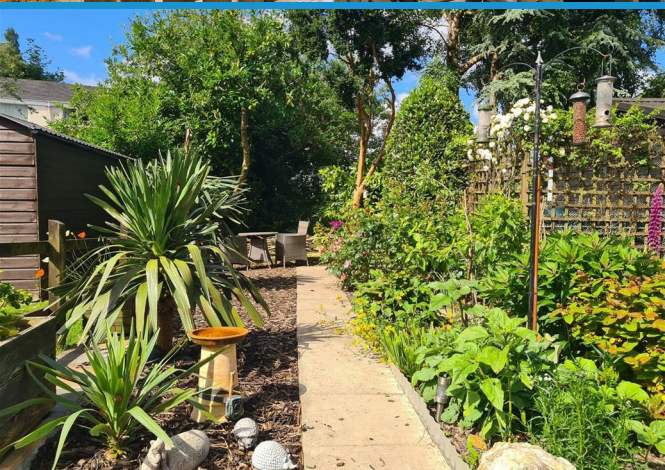


- Deatched reverse level home
- Contemporary kitchen
- Ample off road parking
- 3 double bedroom (1 ensuite)
- Improved inside and out by our vendors
- Terraced rear garden
- Generous L shaped reception area
- Large garage with electric door
- Sizable garden full of plants and shrubs

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.

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.



Entrance Hallway

Garage
19'5" x 17'2" (5.93m x 5.25m)

Utility Room
16'9" x 5'5" (5.13m x 1.67m)

Bedroom 3
13'4" x 8'11" (4.08m x 2.74m)

First Floor Landing

Kitchen
10'0" x 7'11" (3.05m x 2.43m)

Living Room/Dining Room
21'8" max x 19'7" max (6.62m max x 5.97m max)
L Shaped Room

Bedroom 1
15'6" x 9'0" (4.74m x 2.76m)

Bedroom 2
12'0" x 8'11" (3.66m x 2.73m)

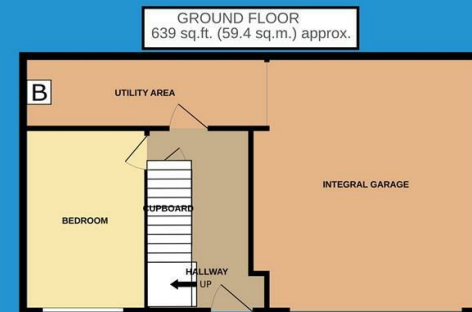
En-suite
5'9" x 4'9" (1.77m x 1.46m)

Bathroom
9'5" max x 5'1" max (2.88m max x 1.55m max)

Front Shed
13'11" x 10'0" (4.26m x 3.05m)

Rear Shed
8'0" x 8'0" (2.44m x 2.44m)

Services
Mains Gas, Water, Electricity and Drainage.
Gas Central Heating.
Council Tax Band D.



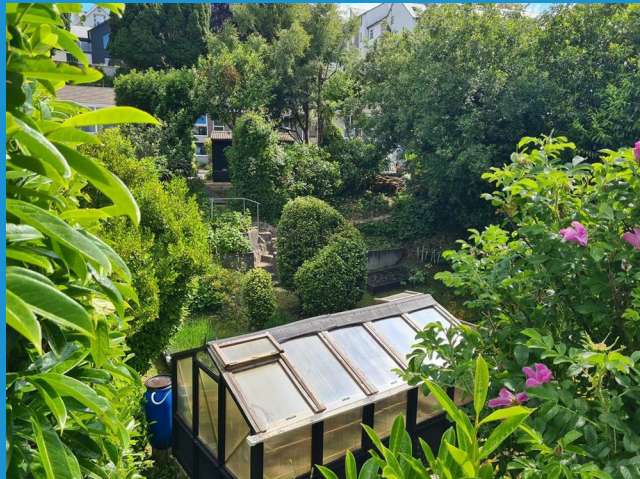
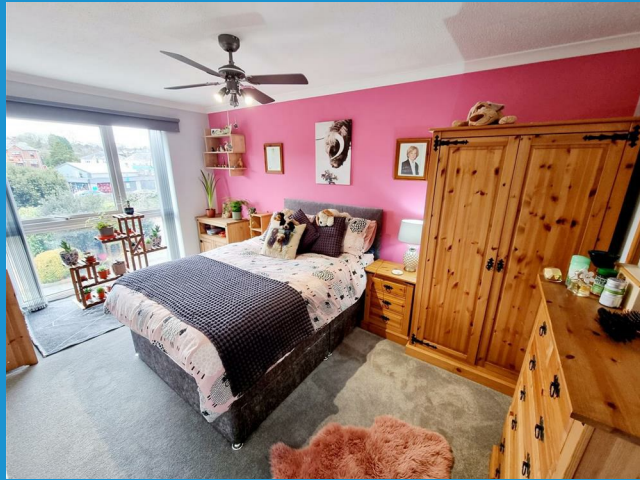
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.