



Plot 153 Hay Crescent  
Launceston | Cornwall



Town • Country • Coast



\*\*\*BRAND NEW\*\*\*

End terrace town house on a new development on the outskirts of Launceston. You approach the property into a hallway giving access to a ground floor double bedroom with an en-suite shower room. A staircase takes you up to the first floor where there is an open plan Kitchen/dining room/sitting room. The kitchen is front aspect with a view towards open countryside in the distance. There will be a range of "Howdens" eye and base level until together with various integrated appliances. There is an opportunity for a purchaser to select a kitchen of their own subject to an early reservation. The kitchen is open plan to a dining area. The sitting room is rear aspect with French doors giving access to the rear garden.

On the second floor there are 3 further bedrooms and a family bathroom. The master bedroom is front aspect and will enjoy a view towards nearby open countryside. There is a en-suite shower room offering flexibility. The family bathroom will be a white matching suite with a shower over the bath. Each garden will be enclosed by wooden fencing. Adjoining the french doors will be a patio area where a seeded lawn will be established. There is 2 tandem parking spaces next to the property.

The kitchens, bathrooms and en-suites will be finish with a vinyl floor covering. The reception spaces, bedrooms, hallways, landings and staircases will not have any floor coverings. The kitchens will be from Howdens and have a selection of integrated appliances. The garden will be finished with a patio and a seeded lawn. Subject to an early reservation there is the opportunity for a purchaser to selection with own kitchen, sanitary fittings, and tiles. For further information please speak to View 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.

### Directions

The postal code for the property is PL15 9GS. The development can be found just off the roundabout at Stourcombe at the end of Tavistock Road, as you take the exit for Bodmin on the A30 take the turning into Long Field Road, continue until you reach the school and turn left onto Cornfield Drive. Continue down and around the corner, the property can be found on your left hand side.

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**Entrance Hallway**  
6'3" x 5'10" (1.93m x 1.78m)

**Bedroom 1**  
12'11" max x 9'1" (3.96m max x 2.79m)

**En-suite**  
7'10" x 4'0" (2.41m x 1.24m)

**Understairs Cupboard**  
5'6" x 3'2" (1.70m x 0.99m)

**First Floor Landing**

**Open Plan Kitchen/Lounge/Diner**

**Second Floor Landing**

**Bedroom 2**

**En-suite**  
6'5" x 5'10" (1.96m x 1.78m)

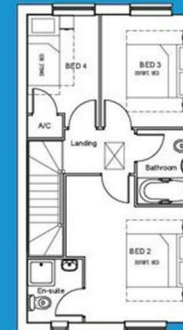
**Bedroom 3**  
9'6" x 8'11" (2.92m x 2.74m)

**Bedroom 4**  
11'3" max x 6'5" (3.45m max x 1.98m )

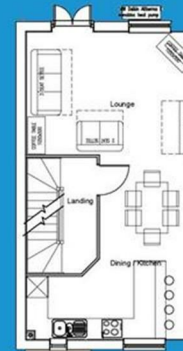
**Bathroom**  
6'5" x 5'8" (1.98m x 1.75m)

**Services**  
Mains Electricity, Gas, Water & Drainage.  
Gas Central Heating.  
Council Tax Band TBC.

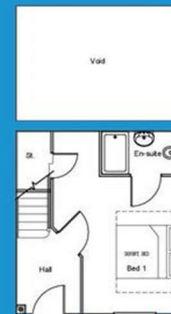
**Agents Notes**  
There will be an estate management charge of circa £175.00 payable to 'Remus Management Limited'. No payment will be taken until the site is completed.  
The plans and photos shown are indicative layouts and the pictures shown are of a similar property and to give buyers an idea of the location and surroundings of the site.



Second Floor



First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(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 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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