



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. It there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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



- Entrance Hallway
- Study 12'0" x 9'7" (3.66m x 2.94m)
- Living Room 19'9" x 16'1" (6.04m x 4.91m)
- Living Room 12'0" x 9'7" (3.66m x 2.94m)
- Kitchen/Dining Room 19'9" x 16'1" (6.04m x 4.91m)
- Kitchen/Dining Room 30'9" x 15'5" (9.39m x 4.70m narrowing to 3.52m)
- Side Hallway
- Plant Room
- Hallway 7'9" x 4'10" (2.37m x 1.49m)
- Utility Room 7'9" x 6'2" (2.37m x 1.90m)
- First Floor Landing
- Bedroom 1 11'6" x 10'7" (3.52m x 3.25m)
- Bedroom 2 11'6" x 10'10" (3.51m x 3.31m max)
- Bathroom 8'0" x 7'8" (2.45m x 2.35m)
- Bedroom 3 13'8" x 12'3" (4.18m x 3.75m)
- En-suite 11'7" x 5'7" (3.55m x 1.72m)
- Bedroom 4 12'0" max x 22'9" narrowing to 14'4" (3.66m max x 6.95m narrowing to 4.37m)
- En-suite 7'0" x 5'10" (2.15m x 1.79m)
- Bedroom 5 13'5" x 9'9" (4.09m x 2.98m)
- Double Garage 20'5" x 19'0" (6.24m x 5.81m)
- Services
- Mains electricity and water.
- Private drainage.
- Council Tax Band T8C



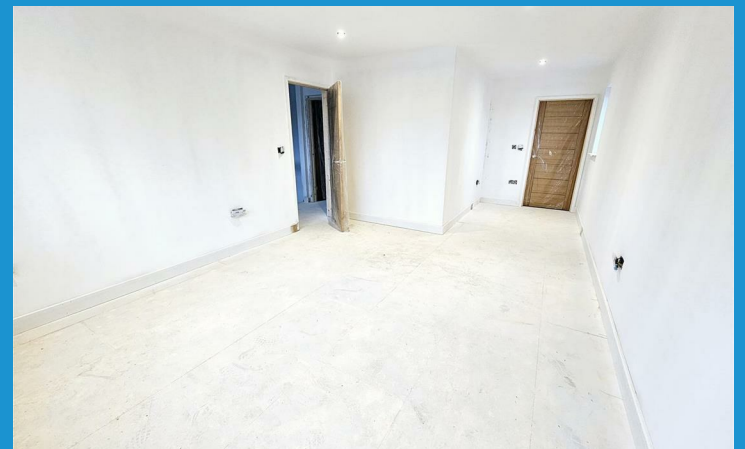


A stunning and spacious 5 bedroom detached property with a generous plot which includes gardens at the front and rear alongside a driveway at the side leading to a detached double garage. The property offers spacious living accommodation which includes a generous living room alongside an open-plan kitchen and dining room and 2 en-suite bedrooms alongside the family bathroom.

The property can be found on the outskirts of the town within a developing cul-de-sac comprising 4 other executive detached properties. The frontage of the property includes a lawned garden area which wraps around to the side. A pathway will lead to the front door with a driveway at the other side leading to the double garage with access around to the rear. The rear garden is laid to lawn with a natural border.

Entrance to the property itself is into the hallway which is full height to the top of the first floor creating a light and spacious first impression. To your right there is a useful room which could be a study, games room or home gym. To the other side of the hallway there is a generous living room which is an impressive size. The living room is open to the open-plan kitchen and dining room which is the hub of the home, with bi-fold doors leading to the rear garden. At the side of the property there is a hallway leading to the plant room, housing the underfloor heating manifold, a utility room and a useful side door.

On the first floor there is an open landing which will overlook the entrance hallway. There are in total 5 spacious bedrooms in this impressively proportioned family home with 2 of the bedrooms en-suite alongside a family bathroom. There is some scope at this stage of the build for buyers to have some choice in terms of the kitchen colour, before anything is fitted in the property.



**Situation**

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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.

**Directions**

The postal code of the site is PL15 7EP. What Three Words 'introduce.upward.carbon' will take you to the entrance of the site. The plots can be found in the Tresmorrow area of Chapel, driving along the bottom road that runs through Chapel and just opposite the graveyard.