

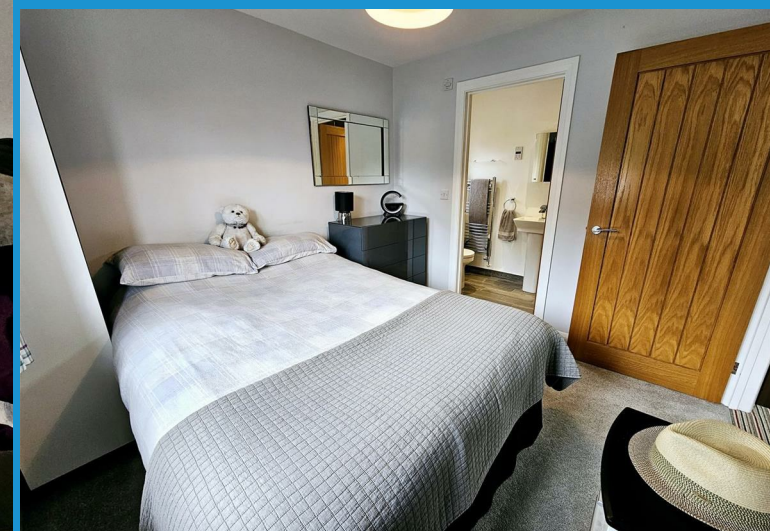




A substantial and attractive 4 bedroom modern house with 2 en-suites set in a generous plot which includes an integral garage, off-road parking under a car port alongside a generous garden. The property is beautifully presented and situated in a small cul-de-sac of 4 properties in total offering good access to the town and amenities.

The property includes ample parking at the side, the car port offering covering into the side door of the property and deep parking which has had a motorhome parked there previously. There is a patio at the rear providing space for the ideal sun terrace where there is a bar and home pub! There is also a raised pond and walkway into the garden which is laid to lawn with a small stream running through and providing an interesting feature. There is a useful building currently used as a home gym which could also be a home office.

The accommodation includes an entrance hallway with a downstairs cloakroom and WC. There is an impressive open-plan kitchen and dining room with stylish range of wall and base units and patio doors to the rear garden and double doors lead back into the spacious living room. From the kitchen there is a door into the integral garage. On the first floor there are the 4 bedrooms, 2 of which are en-suite alongside the bathroom. The bedrooms are a good size and the main bedroom in particular is a generous room.



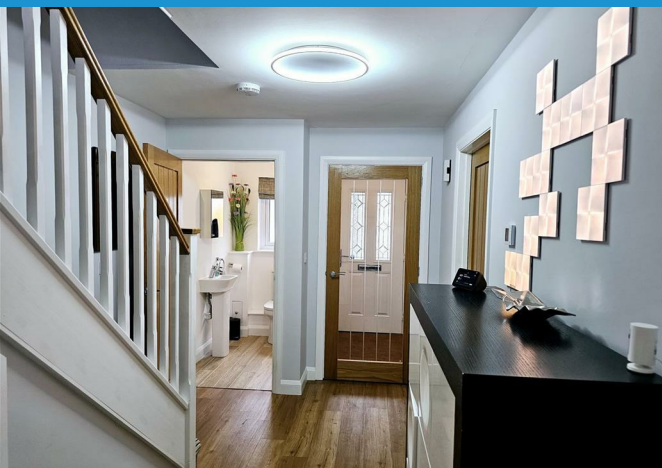
- 4 Bedrooms
- Integral Garage & Off Road Parking
- Spacious Living Accommodation
- Generous Plot
- Open Plan Kitchen/Dining Room
- Car Port

Situation

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 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 for the property is PL15 7FL. What Three Words for the property is 'front.hologram.polygraph' and will take you directly to the property. The property can be found via Western Road, dropping down into Chapel and you will see the development on your left hand side.



Entrance Porch

Entrance Hallway

W/C

5'10" x 3'6" (1.80m x 1.07m)

Living Room

14'1" x 10'2" (4.31m x 3.12m)

Kitchen/Dining Room

27'9" x 10'5" narrowing to 8'7" (8.46m x 3.18m
narrowing to 2.62m)

Integral Garage

17'3" x 8'8" (5.28m x 2.66m)

First Floor Landing

Bedroom 1

16'11" x 10'2" (5.18m x 3.10m)

En-suite

8'11" x 3'8" (2.72m x 1.14m)

Bedroom 2

10'8" x 10'2" (3.27m x 3.12m)

Including Wardrobes

Bedroom 3

10'6" x 9'4" (3.22m x 2.87m)

En-suite

8'9" x 3'10" (2.69m x 1.17m)

Bedroom 4

9'4" x 8'11" (2.87m x 2.72m)

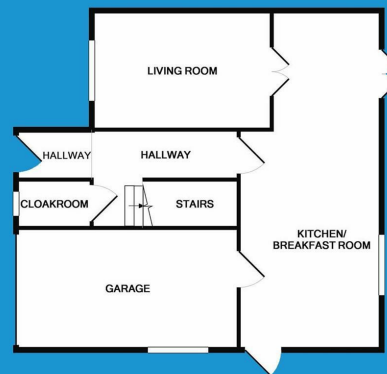
Services

Mains electricity, gas, water and drainage.

Under floor heating on the ground floor.

Council Tax Band D.

Ground Floor



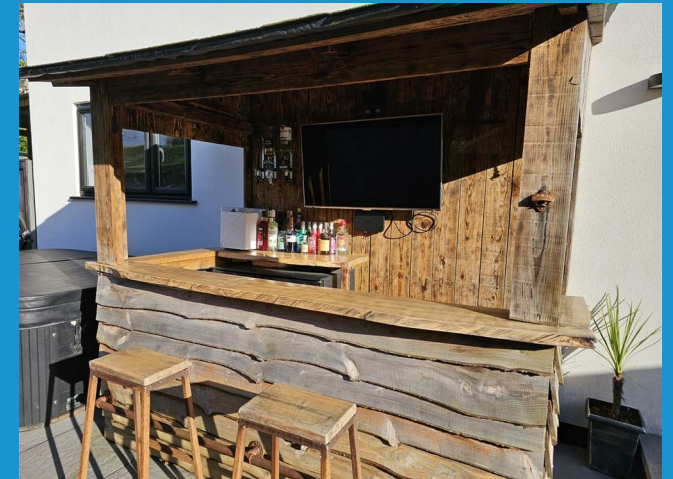
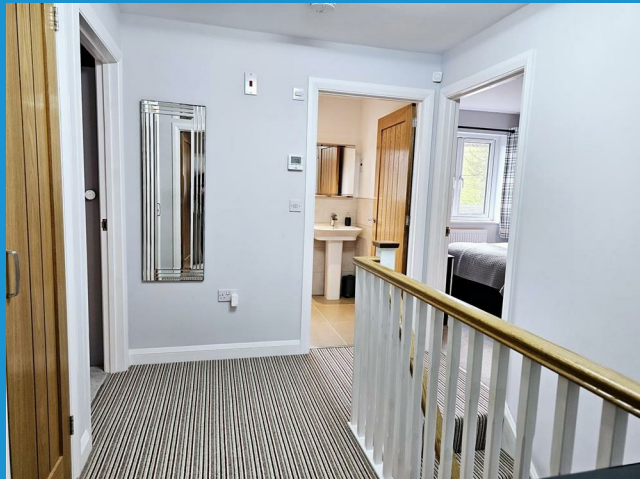
First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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	



Chapel Close | Launceston



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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.