



Chestnut Drive
Launceston | Cornwall



Town • Country • Coast

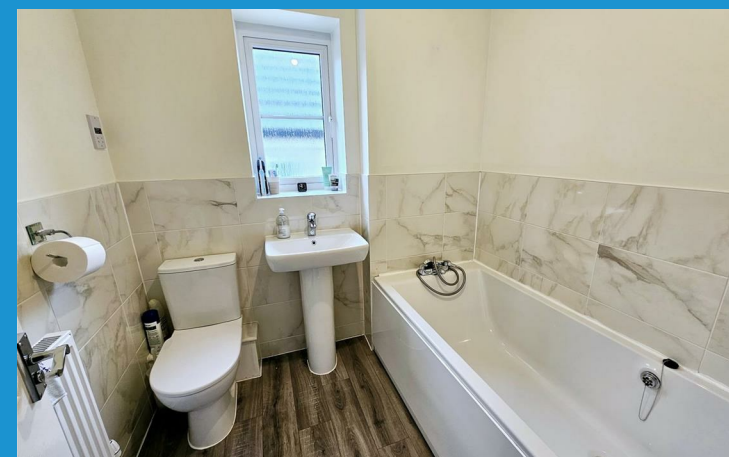


A well presented 3 bedroom semi-detached modern town house in a popular location with an integral garage, driveway parking and an enclosed garden at the rear. The property has accommodation arranged over 3 floors with some lovely distant rooftop views at the front looking towards the surrounding countryside.

On the ground floor there is entrance hallway with a downstairs cloakroom and WC, a very useful utility room with a sink, and storage and integrated washing machine and an integral garage. On the first floor there is a spacious living room with double doors opening into the rear garden. There is a modern kitchen-diner with a range of wall and base units and fitted oven, hob, fridge-freezer and dishwasher. This is an 'U' shaped room with a useful breakfast area and lovely far reaching country views.

On the second floor there are 3 bedrooms with the master bedroom featuring country views and an en-suite shower room, with a double and single bedroom at the rear.

Externally there is a driveway with parking at the front of the garage with side access and steps up to the garden. The rear garden is on two tiers with low maintenance Astro turf grass and attractive stone walling and a useful gate at the rear for access. The property has the remainder of its NHBC new build warranty.



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 postcode for the property is PL15 9GN. What Three Words 'lavender.quilt.objecting' will take you to the property. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right-hand side and cross over the A30 dual carriageway. At the roundabout, take the second exit then the next right turn into the development. Follow the road where the property will be seen on your left side as indicated by our 'for sale' board.

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Entrance Hallway

W/C
6'4" x 3'6" (1.94m x 1.08m)

Utility Room
7'3" x 5'9" max (2.23m x 1.76m max)

Integral Garage
16'7" x 8'0" (5.08m x 2.46m)

First Floor Landing

Kitchen/Dining Room
15'11" max x 14'3" max (4.86m max x 4.35m max)

Lounge
15'11" max x 12'7" max (4.87m max x 3.84m max)

Second Floor Landing

Master Bedroom
12'1" max x 11'0" (3.69m max x 3.36m)

En-Suite
5'5" x 4'9" (1.66m x 1.46m)

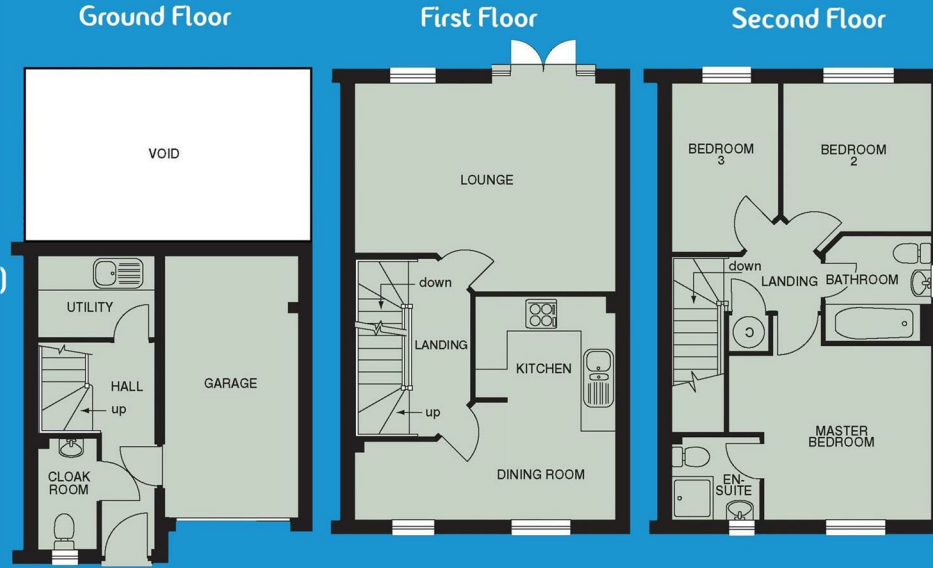
Bedroom 2
10'2" x 6'9" (3.10m x 2.08m)

Bedroom 3
8'10" x 8'9" (2.71m x 2.68m)

Bathroom
6'10" x 6'2" max (2.09m x 1.89m max)

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

Agents Note
We have been informed there is an estate management charge payable to Blenheims of circa £200 per annum.
Photos for the property were taken pre-tenancy in 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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	



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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