



34 Kit Hill View  
Launceston | Cornwall



Town • Country • Coast





Presented in fantastic condition is this attractive stone faced end of terrace house offering 3 bedroom (1 ensuite) and a well planned ground floor. Outside the property has a private and enclosed rear garden with a single garage and separate allocated parking space.

You enter into a hallway with stairs to the first floor, a useful built in storage cupboard and a ground floor WC. To one side is a separate well planned sitting room with 2 front aspect windows allowing plenty of light. Overlooking the rear garden is an open plan kitchen dining room. The kitchen area has a range of modern eye and base level units plus integrated appliances. This is open plan to the dining area which has French doors opening out to the garden.

Off the first floor landing are 3 bedrooms and a family bathroom. The master bedroom is front aspect and is a good size double leaving plenty of room for furniture. A door opens into the useful ensuite shower room with a match 3 piece suite. Bedroom 2 is a rear aspect double bedroom and finally bedroom 3 is a comfortable single. The family bathroom has a white 3 piece suite including a full length bath.

In front of the property is an area of lawn enclosed by a Beech hedge. Adjoining the French doors from the dining area is a decking perfect for outside dining. Beyond here is an area of artificial grass for low maintenance gardening. From here a gate and steps take you down to a small enclosed area that is to the rear of the garage. To the side of the property is a single garage with metal up and over door. A pathway to the side of the garage takes you into the rear garden. A short walk away from the property is an allocated off road parking space.





### 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 PL15 9EF. What Three Words 'builds.personal.pickup' will take you to the property. From the centre of town, take the Western Road towards Pennygillam Industrial Estate. At Pennygillam roundabout take the second exit on to the Link Road. Follow this road past the retail park and turn right past Lidl. Follow this road for a short distance and turn right into Kit Hill View. Follow this road bearing sharp left and the property will be seen on your left hand side.

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**Lounge**  
18'5" x 11'7" (5.62m x 3.54m)

**Kitchen / Dining Room**  
18'5" x 11'7" (5.62m x 3.54m )  
5.62m max x 3.54m

**W/C**  
7'3" x 3'11" (2.21m x 1.20m)

**First Floor**

**Bedroom 1**  
11'9" x 11'3" (3.59m x 3.44m )  
En-suite 1.78m x 1.44m

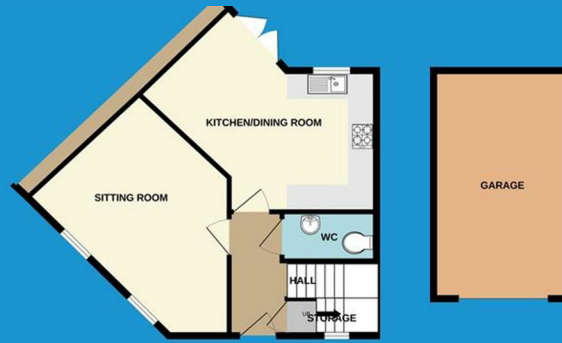
**Bedroom 2**  
10'8" x 9'7" (3.26m x 2.93m)

**Bedroom 3**  
9'8" x 7'1" (2.96m x 2.18m)

**Bathroom**  
6'6" x 5'5" (2.00m x 1.66m)

**Garage**  
16'1" x 8'11" (4.91m x 2.74m)

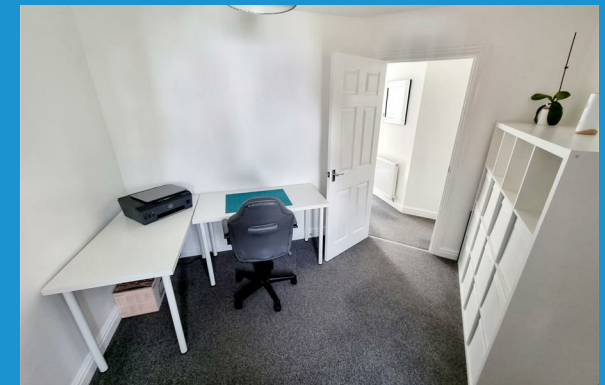
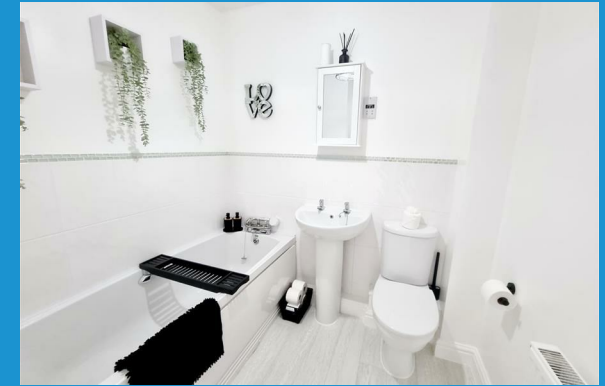
**Services**  
Mains Electricity, Gas, Water & Drainage.  
Council Tax Band C.



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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