



Grammers Park  
Launceston | Cornwall



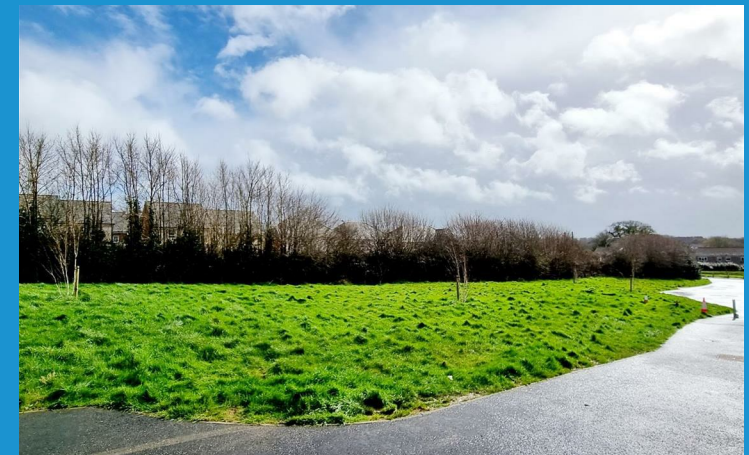
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Tucked away in a quiet position within this newly established development is this modern 3 bedroom (1 ensuite) semi-detached home. Offering well presented accommodation throughout plus an enclosed rear garden and 2 off-road parking spaces.

You enter the home into a hallway with a staircase to the first floor plus a ground floor WC. A doorway takes you into the dual aspect sitting room with a front aspect window enjoying a green view. A door opens into the rear aspect kitchen/dining room. The kitchen area has a range of modern eye and base level units plus integrated appliances. The dining area is in front of French doors out into the garden. A further door gives you access into an under-stairs cupboard. On the first floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect with a pleasant view plus space for furniture and an ensuite shower room with double shower enclosure. Bedroom 2 is a rear aspect double and finally bedroom 3 is a comfortable front aspect single. All the bedrooms share a family bathroom.

In front of the home are 2 off road parking spaces side by side with a pathway into the rear garden. The rear garden is West facing and fully enclosed to all sides which is laid to lawn and an area of patio off the French doors. The property overlooks a green area with a natural hedge row beyond.



### 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 7FY. What Three Words 'deciding.tactical.nerd' will take you to the property. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road to the top of the hill. At the T junction proceed ahead into Long Meadow and turn immediately left. After a short distance turn right into Grammers Park. At the top of the road bear left where the property will be seen on your right.

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## Hallway

### W/C

5'3" x 3'1" (1.62m x 0.95m)

### Living Room

16'2" x 11'9" (4.95m x 3.60m)  
4.95m narrowing to 3.23m x 3.60m

### Kitchen / Dining Room

15'1" x 10'4" (4.60m x 3.15m)

### Bedroom 1

11'8" x 8'5" (3.57m x 2.58m)  
3.57m extends 4.19m x 2.58m

### En-suite

8'5" max x 4'5" (2.57m max x 1.36m)

### Bedroom 2

10'2" x 8'5" (3.10m x 2.58m)

### Bedroom 3

8'9" x 6'3" (2.68m x 1.93m)

### Bathroom

5'6" x 6'3" (1.70m x 1.91m)

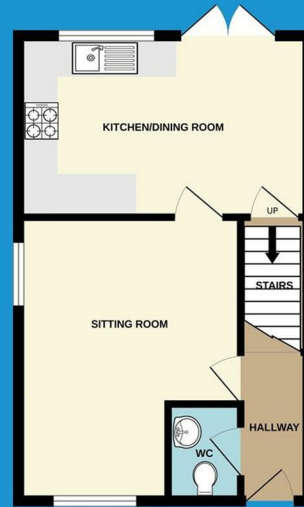
### Services

Mains Electricity, Gas, Water & Drainage.

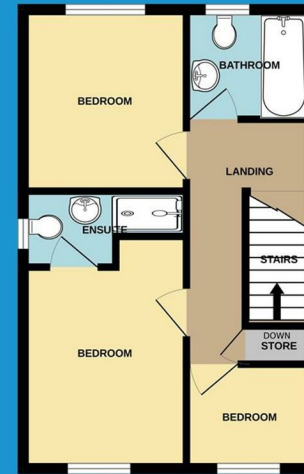
Gas Central Heating.

Council Tax Band C.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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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