



St. Johns Road
Launceston | Cornwall



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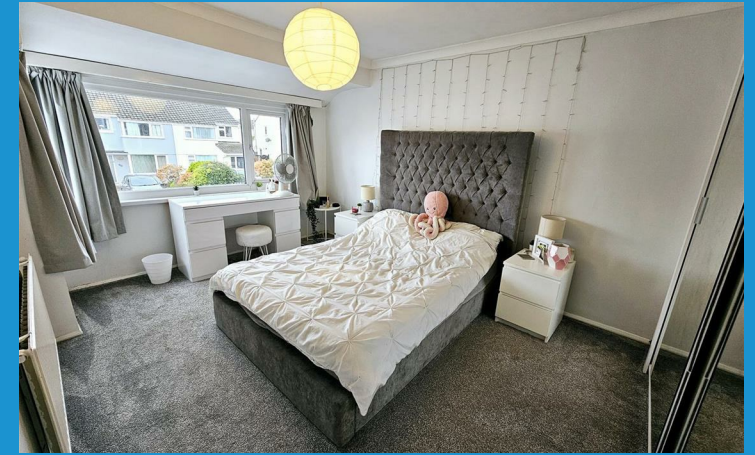


A spacious and well presented 4 bedroom semi-detached house situated in a popular residential area featuring ample off-road parking and an integral garage alongside an enclosed garden at the rear. The property has been successfully extended and features 2 reception rooms with the dining room being open to a stylish modern kitchen.

The property is accessed via an entrance porch which leads into a hallway where the stairs are and a door into the living room which has a bay window to the front. From here a door leads into the dining room which is a generous size and an understairs storage cupboard. An opening leads into the kitchen which features a range of wall and base units with modern high gloss doors and integrated hob and oven. There is a useful utility room which provides further storage and has a door to the rear garden.

From here there is an inner hallway which leads to a shower room, integral garage and workshop. On the first floor there is an open landing which leads to the bedrooms and bathroom. The bedrooms are all a very generous size with the main bedroom in particular an impressive size being an 'L' shaped room and all of the bedrooms would take a double bed. The bathroom is well appointed with a white suite featuring a shower over the bath.

The property is approached via the driveway which provides ample parking and turning space and the integral garage which provides great storage space. At the rear there is a raised patio with steps leading down to the garden which is mostly laid to lawn and features a substantial summerhouse. This well presented family home features mains gas central heating.



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 7DD. The What3Words are decency.swan.boast and this will take you directly to the property. From our office head towards Pennygillam and exit using Western Road. At the traffic lights turn left into St Johns. continue ahead where the property will be seen on your right hand side.

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Ground Floor

Porch
5'11" x 2'6" max (1.821 x 0.771 max)

Hallway

Living Room
12'6" x 12'10" extends to 14'1" (3.832 x 3.922 extends to 4.297)

Dining Room
15'9" x 9'0" narrows to 8'2" (4.809 x 2.755 narrows to 2.494)

Kitchen
15'9" x 7'10" (4.813 x 2.394)

Utility Room
11'2" x 6'7" (3.409 x 2.031)

First Floor Landing

Bedroom 1
13'5" narrows to 6'6" x 12'10" narrows to 6'3" (4.100 narrows to 1.993 x 3.927 narrows to 1.907)

Bedroom 2
15'0" max x 9'10" plus wardrobes (4.574 max x 3.008 plus wardrobes)

Bedroom 3
9'11" x 8'11" (3.030 x 2.735)

Bathroom
5'9" x 5'6" (1.774 x 1.688)

Bedroom 4
14'2" x 6'7" plus wardrobes (4.331 x 2.009 plus wardrobes)

Services
Council Tax Band B
More TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	81
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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