



Barley Rise
Launceston | Cornwall



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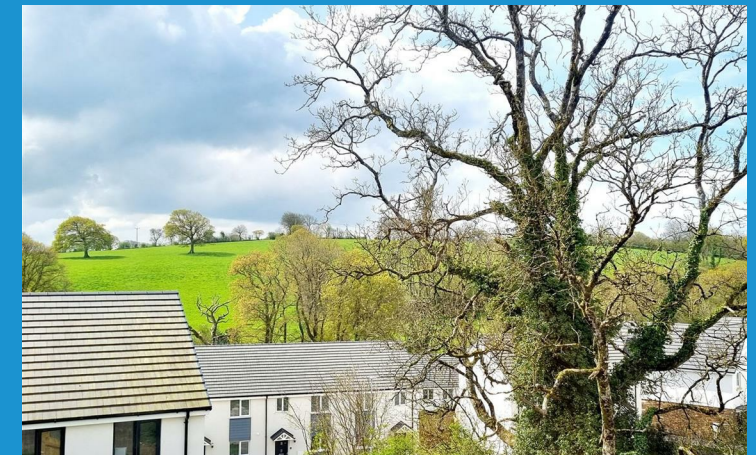


Tucked at the end of a newly established development is this detached 3 bedroom (1 en-suite) modern house. The property has a larger than average south facing rear garden and plenty of off road parking. *** Available with no forward chain***.

You enter into a welcoming hallway with a staircase to the first floor and a ground floor WC. The sitting room is dual aspect with plenty of natural light plus has a door to a useful under stairs storage cupboard. The kitchen/dining room is also dual aspect with French doors out to the south facing side garden. The kitchen has a range of modern eye and base level units with integrated appliances. The dining area is in front of the French doors and offers plenty of space for a table.

On the first floor are 3 bedrooms and 2 bathrooms. The master bedroom is a double bedroom with a recess for a freestanding wardrobe. A door opens into an en suite shower room with a match 3 piece suite. Bedroom 2 is a side aspect double bedroom with a pleasant view over the garden with distant views towards open countryside. Finally bedroom 3 is a front aspect single bedroom. The family bathroom has a modern 3 piece suite with a shower over the bath.

Adjoining the French doors off the kitchen is a raised patio area ideal for outside dining. Steps take you down to a good size south facing garden which is fully enclosed to all sides. The garden is currently laid to lawn but has tremendous scope to be landscaped. To the rear of the property is tandem off road parking for 2 vehicles.



Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as “the gateway to Cornwall” Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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.

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Entrance Hallway

W/C

5'1" x 3'6" (1.57m x 1.09m)

Kitchen/Dining Room

15'1" x 9'8" (4.61m x 2.96m)

Living Room

15'1" x 10'5" (4.61m x 3.19m)

First Floor Landing

Bedroom 1

10'5" x 9'2" (3.19m x 2.80m)

En-suite

7'8" x 3'8" (2.36m x 1.13m)

Bedroom 2

9'9" x 8'5" (2.98m x 2.59m)

Bedroom 3

9'9" x 6'2" (2.98m x 1.90m)

Bathroom

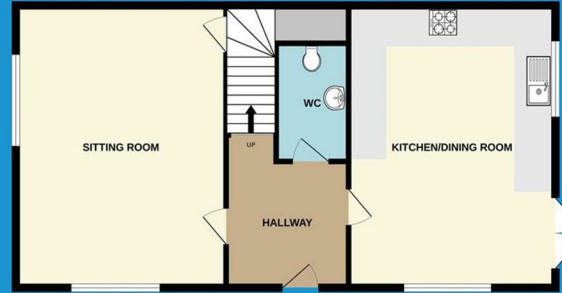
6'5" x 5'6" (1.97m x 1.69m)

Services

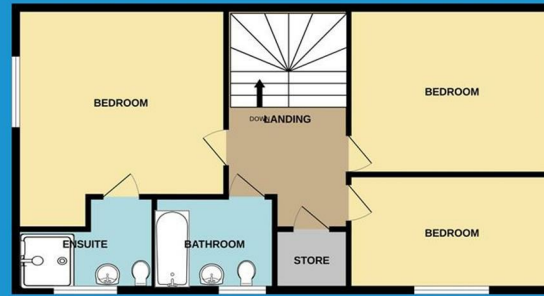
Mains Electricity, Water, Gas and Drainage.

Council Tax Band D.

Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (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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