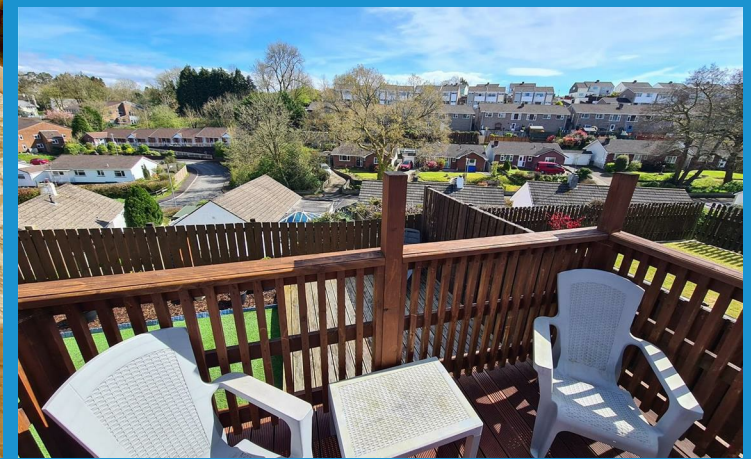




Highfield Park Road
Launceston | Cornwall



Town • Country • Coast

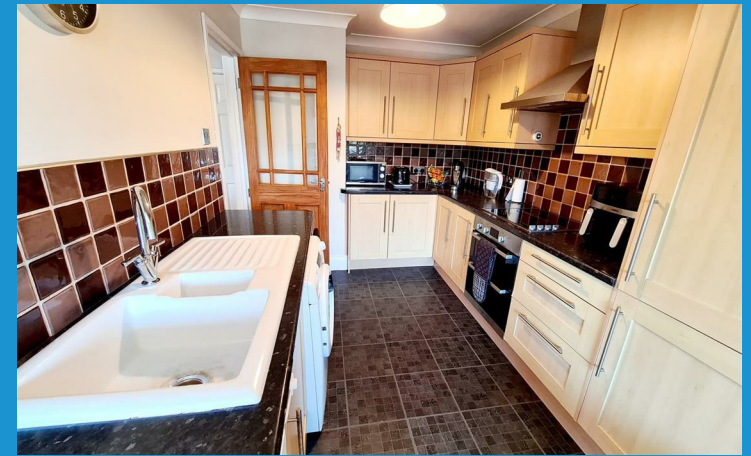


A deceptively spacious 5 bedroom semi-detached house situated in a popular residential area of the town featuring off-road parking and a generous garden at the rear. The property features spacious living accommodation with a generous living room, sun room and dining room with views across the town. No onward chain.

The property offers flexible accommodation with 2 of the bedrooms on the ground floor, both of which are spacious double rooms. From here, there are shallow stairs that lead to the first floor where there are 3 further bedrooms alongside the family bathroom which is well appointed. From the ground floor entrance hallway, shallow stairs lead down to the lower ground floor where there is a shower room and a useful storage cupboard.

There is an impressive open-plan 'L' shaped living room and dining room which has doors through to the sunroom which enjoys views across town with doors opening onto a raised decked area. There is a well presented kitchen which leads into a pleasant breakfast area with double doors linking back into the sun room. Under the property there are 2 basements rooms ideal for storage or as a home gym.

There are 2 parking spaces at the front with side access around the rear of the property with low maintenance artificial grass, a decked area, raised deck and patio area with steps down to the lower garden area. Here there is a further patio area which is fenced and a tiered area laid to gravel.



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 7DY. The property can be found via Western Road, dropping down into Chapel and turning left into Meadowside. Follow the road along and take the right hand turning into Highfield Park Road and the next right onto Highfield Park Road where the property can be found on the right hand side. There is also a pedestrian cut through at the bottom of the cul-de-sac which will provide quicker access to the property if travelling by foot.

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Entrance Hallway

Bedroom 1
16'0" x 7'9" (4.89m x 2.37m)

Bedroom 2
12'7" x 9'10" (3.84m x 3.02m)

First Floor

Bedroom 3
9'10" x 7'1" (3.01m x 2.17m)

Bedroom 4
12'1" x 11'7" (3.69m x 3.55m)

Bedroom 5
11'4" x 9'0" (3.47m x 2.75m)

Bathroom
5'11" x 5'5" (1.82m x 1.66m)

Lower Ground Floor

Hallway with Cupboard

Shower Room
7'11" x 4'1" (2.42m x 1.25m)

Living Room
16'8" narrowing to 9'10" x 16'4", .314'11" narrowin (5.09m narrowing to 3.02m x 5,.96m narrowing to 3.6)

Kitchen
10'7" x 7'10" (3.24m x 2.41m)

Dining Room
9'10" x 8'0" (3.00m x 2.45m)

Sun Room
12'3" x 8'6" (3.74m x 2.60m)

Basement

Room 1
9'9" x 6'11" (2.99m x 2.13m)

Room 2
12'3" x 6'11" (3.75m x 2.13m)

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

Ground Floor

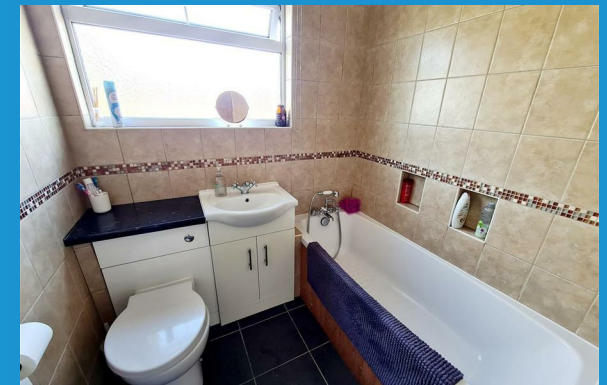
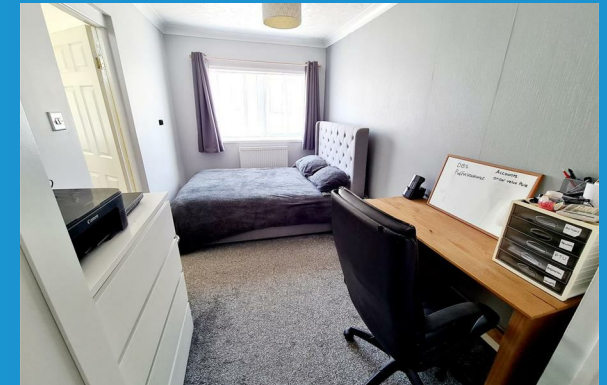
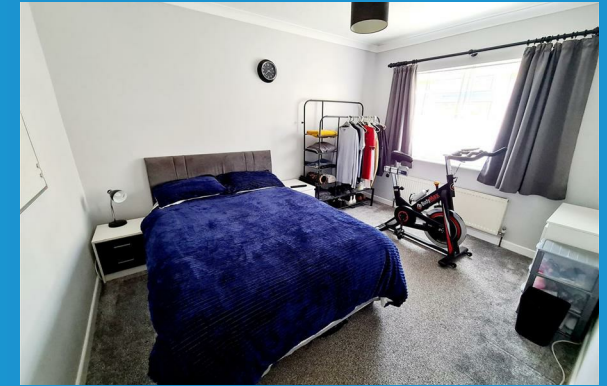


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	76

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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