



Mount Madford
Launceston | Cornwall



Town • Country • Coast

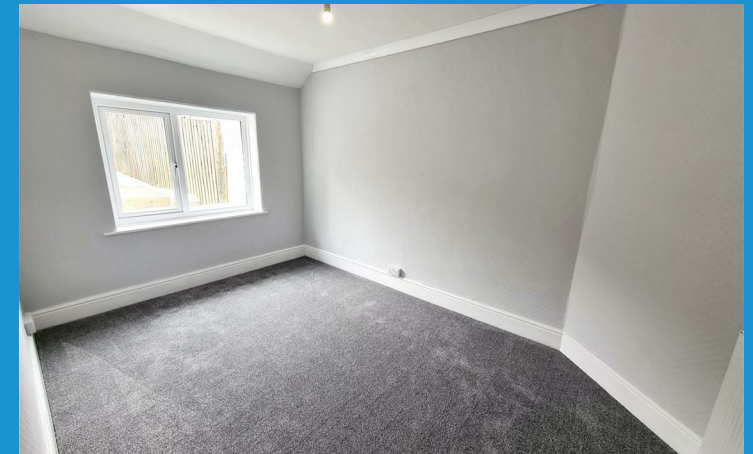


A fully refurbished and spacious 2 bedroom semi-detached bungalow situated in a tucked away Town Centre location set in a generous plot which includes ample off-road parking at the rear and gardens. The property features well presented accommodation and wonderful views across the town towards the surrounding countryside.

Entrance to the property is via a wooden 5 bar gate onto a tarmacked driveway with off-road parking for numerous vehicles with good turning space. There is access to the side of the property where there are 2 useful storage sheds. There is a door into a utility room where a brand new central heating combi boiler with 10 years warranty is located, with a door into the open-plan kitchen and living room with bay window featuring wonderful far reaching views of Launceston Castle and Dartmoor. There is a stylish modern kitchen and space for a dining table and chairs. From here there is a door into the main hallway where there is an entrance porch and a door into the garden. There are 2 spacious bedrooms with the back bedroom featuring wonderful views. There is a well appointed bathroom with an airing cupboard, that is ready for a washing machine and tumble dryer to be fitted. The loft is a very generous size with plenty of headroom which is accessible from hatch and loft ladder, it has recently been converted and boarded for storage space.

The front garden can be accessed by steps from Race Hill. The garden is fully enclosed with side access to the rear of the property.

The neighbouring property has a pedestrian right of way to access their property.



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 9AS. What Three Words for the property is 'niece.croak.clicker' and this will take you directly to the property. The property can be found by driving along Bounsalls Lane towards Race Hill where a private lane on your left will be seen. Drive down the private lane bearing left, and the property will be seen ahead.

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Entrance Porch

Entrance Hallway

Kitchen/Living Room

23'10" extends to 26'7" into bay x 10'2"
(7.27m extends to 8.11m into bay x 3.10m)

Bedroom 1

13'2" max into bay x 11'0" (4.02m max into bay x 3.36m)

Bedroom 2

13'0" x 8'5" (3.97m x 2.58m)

Bathroom

9'6" narrowing to 6'1" x 6'6" (2.92m narrowing to 1.87m x 2.00m)

Side Porch/Utility Room

9'10" x 3'6" (3.01m x 1.07m)

Services

Mains Electricity, Gas, Water and Drainage.

Mains Gas Central Heating.

Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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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