



Moorland Road
Launceston | Cornwall



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A spacious four/five bedroom detached property situated in a convenient location and offering a generous plot which includes ample off-road parking, garage and gardens. The property features an open-plan kitchen and dining room alongside an en-suite master bedroom.

The property can be found on the outskirts of Launceston within close proximity of a local Primary School and would suit a growing family. The accommodation includes an entrance hallway with a cloakroom and WC which is opposite the potential fifth bedroom or home office. There is an open-plan kitchen and dining room which is a generous size with doors through to the living room. On the first floor there are the 4 bedrooms with the master bedroom en-suite alongside the family bathroom.

The property is approached via the driveway at the front where there is off-road parking for numerous vehicles alongside the garage which has a useful utility room at the back. There is a lawned garden with beds at the front and the gardens wrap around both sides and the rear of the property with vegetable beds at the side.

The property has double glazed windows, mains gas central heating and is offered for sale with no onward chain.



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 7DN The What3Words 'venue.paintings.risky' 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. Carry on and you will soon pass Launceston Police Station on your left, continue and you will see the property on the right hand side opposite St Catherine's school.

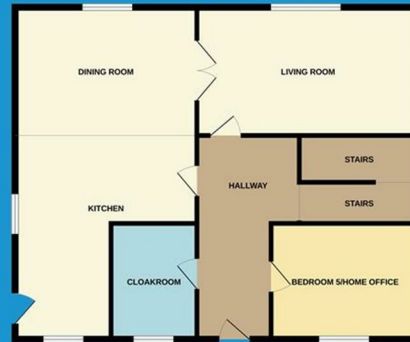
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Ground Floor



Study/ Bedroom 5
9'3" x 7'7" (2.82m x 2.32m)

Cloakroom/WC
4'3" x 4'2" (1.32m x 1.29m)

Hallway with cupboard & under stairs cupboard

Living Room
15'1" x 10'2" (4.62m x 3.10m)

Kitchen/ Diner
24'5" x 9'11" narrowing to 6'11" (7.46m x 3.03m narrowing to 2.12)



First Floor

Bedroom 1
12'10" x 10'0" with cupboard (3.92m x 3.06m with cupboard)

En-suite
7'6" x 2'11" (2.29m x 0.91m)

Bedroom 2
12'2" x 9'0" (3.72m x 2.75m)

Bedroom 3
12'1" x 6'10" (3.69m x 2.09m)

Bathroom
7'10" x 7'8" (2.40m x 2.36m)

Bedroom 4
10'0" x 7'9" (3.05m x 2.38m)

External Utility
9'8" x 7'0" (2.96m x 2.14m)

Garage
17'6" x 7'0" (5.34m x 2.14m)

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

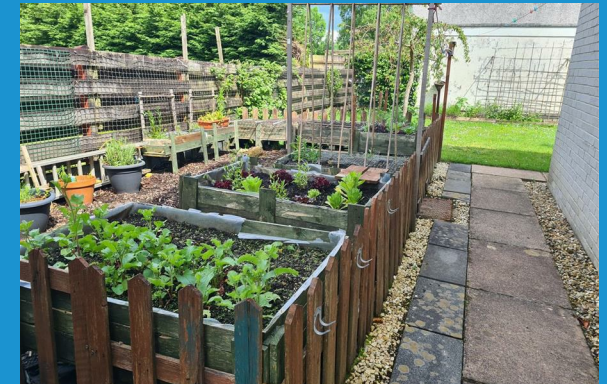
First Floor



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		
England & Wales	EU Directive 2002/91/EC	

Current: 73, Potential: 85



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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