



Snowdrop Crescent
Launceston | Cornwall



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Adjoining open countryside is this 3 bedroom (1 en-suite) semi-detached house on a popular development. The property offers scope for some updating giving a purchaser the ability to add their own stamp. Convenient location for nearby Launceston and the A30.

You enter the property into a welcoming hallway with ground floor W/C and built in storage cupboard, leading off the hallway is a front to rear sitting room with sliding patio doors out to the rear garden. The dining area is front aspect and has open plan access through to the kitchen with a range of eye and base level units together with integrated appliances. There is a window and door giving access to the rear garden.

On the first floor are 3 bedrooms, an en-suite and a family bathroom. The master bedroom is a good size with built in wardrobes and access to an en-suite shower room. Bedroom 2 is another double bedroom and finally bedroom 3 is a single bedroom with a view over open countryside. The bathroom has been refitted and is now a wet room with a new matching suite.

In front of the property is a small garden area with mature shrubs. Adjoining the rear of the property is new wooden decking enjoying a view over nearby countryside. From the decking a pedestrian door gives access to the attached single garage. From the decking here steps lead down to a patio area surrounded by a range of mature shrubs. An area of garden continues behind the garage where a summerhouse is located overlooking the garden. In front of the single garage is an off road parking space.



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. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

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Entrance Hallway

Kitchen
8'0" x 8'0" (2.45m x 2.45m)

Dining Room
8'11" x 8'6" (2.72m x 2.61m)

Sitting Room
17'0" x 9'5" (5.19m x 2.88m)

W/C
5'3" x 2'11" (1.61m x 0.91m)

First Floor Landing

Bedroom 1
11'3" x 9'2" (3.43m x 2.80m)

En-Suite
9'1" x 3'2" (2.79m x 0.99m)

Bedroom 2
10'0" x 9'3" (3.06m x 2.83m)

Bedroom 3
9'6" x 6'9" (2.91m x 2.07m)

Wetroom
6'9" x 6'9" (2.08m x 2.06m)

Services

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

Agent Note

The field to the rear of the property is subject to a pending planning application. For further information please visit the Cornwall Council's planning portal using reference number E1/2003/0169.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(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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