



Chestnut Drive  
Launceston | Cornwall



Town • Country • Coast





Well presented throughout is this semi detached modern home with stunning views towards open countryside. The property has 3 bedrooms and 2 bathrooms together with an enclosed rear garden and off road parking.

You enter the property into a welcoming hallway with stairs to the first floor. A door leads through to the integral garage with potential to be converted into additional accommodation (STP). Furthermore, off the hall is a useful utility room with plumbing for white goods.

On the first floor is a rear aspect sitting room with French doors and a window overlooking a beautifully landscaped garden. The L shaped kitchen/dining room enjoys an elevated view towards nearby open countryside spanning a number of miles. The kitchen area has a range of eye and base level units together with various integrated appliances.

On the second floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect with an en-suite shower room. Bedrooms 2 and 3 are both rear aspect and overlook the garden. The rear garden is enclosed to all sides and has 2 tiers plus an attractive dry stone wall. Adjoining the French doors off the sitting room is a patio area perfect for somewhere to relax. Beyond here is an area of lawn plus steps up to the first tier which has another area of lawn. There is a rear pedestrian gate that opens on to a shared pathway. In front of the property is a tarmac driveway with an area of lawn to one side which has scope to provide an additional off road parking space (STP). Opposite the property is a large open green area offering a good degree of privacy with pleasant walk and a play park.





## 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

## Utility

7'3" x 5'8" (2.21m x 1.75m)

## Garage

16'4" x 8'2" (4.98m x 2.49m)

## First Floor

## Kitchen / Dining Room

15'10" max x 14'2" max (4.85m max x 4.34m max)

## Sitting Room

15'10" max x 12'2" max (4.83m max x 3.73m max)

## Second Floor

## Bedroom 1

12'2" max x 12'0" max (3.73m max x 3.66m max)

## En-suite

## Bedroom 2

8'9" x 8'3" (2.67m x 2.54m)

## Bedroom 3

8'9" x 6'9" (2.69m x 2.06m)

## Bathroom

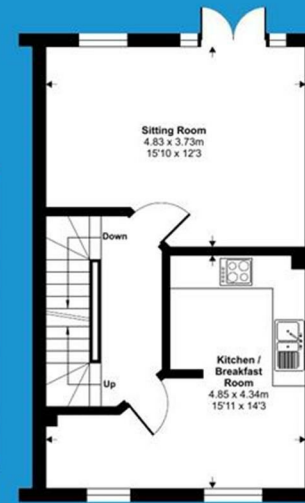
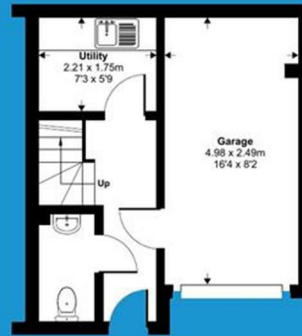
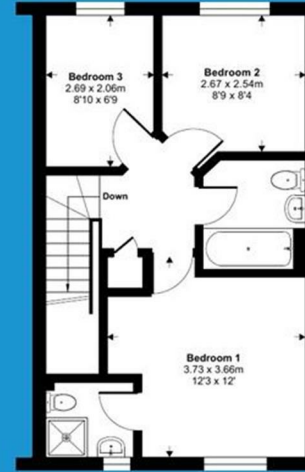
## Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band C

Management Charge £200 per year.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(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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