



Oak Moor Drive  
Launceston | Cornwall



Town • Country • Coast





An attractive stone fronted 3 bedroom detached house situated on a popular modern development on the edge of Launceston with an enclosed garden and a driveway providing off-road parking. The property also offers an en-suite master bedroom with fitted wardrobes.

The accommodation includes an entrance hallway with stairs to the first floor and a useful storage cupboard. To the left there is a spacious living room with patio doors leading out into the garden. To the other side of the hallway is the open-plan kitchen and dining room which features a stylish modern kitchen with integrated appliances.

On the first floor there are the 3 bedrooms with the en-suite master bedroom alongside the family bathroom. At the rear of the house is the driveway providing parking and a gate into the garden where there is a useful storage shed. The main garden is laid to lawn with a fenced border and a patio area by the house.





### 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 PL15 9FA. What Three Words 'saving.skim.factored' will take you to the property. From the centre of town, take the Western Road towards Pennygillam Industrial Estate. At Pennygillam roundabout take the second exit on to the Link Road. Follow this road past the retail park and turn right past Lidl. Follow this road for a short distance and turn right into Kit Hill View. Continue on Kit Hill View road until you see a street sign for Haye Common Drive, follow the road to the right and just ahead you will see the property on your right hand side on the corner.

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## Hallway with cupboard

### Living Room

16'2" x 12'10" narrowing 9'8" (4.93m x 3.92m narrowing 2.95m)

### Kitchen / Dining Room

16'0" x 11'5" narrowing to 8'1" (4.90m x 3.50m narrowing to 2.48)

## First Floor

### Bedroom 1

11'3" x 7'8" plus wardrobes & a door recess (3.44m x 2.35m plus wardrobes & a door recess)

### En-Suite

6'4" x 4'7" (1.94m x 1.41m)

### Bedroom 2

8'1" x 7'7" (2.47m x 2.32m)

### Bedroom 3

8'1" x 8'2" (2.47m x 2.50m)

### Bathroom

6'7" x 5'6" narrowing to 4'9" (2.01m x 1.70m narrowing to 1.47m)

## Services

Mains Electricity, Gas, Water and Drainage.

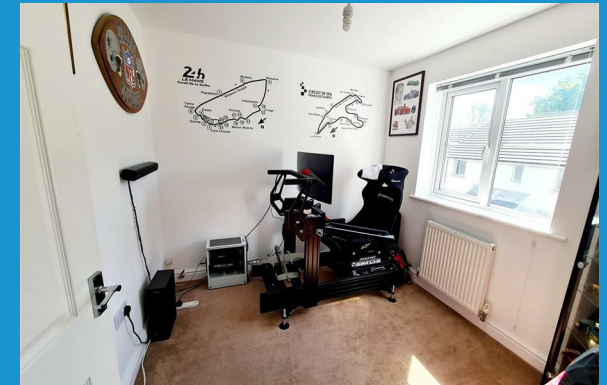
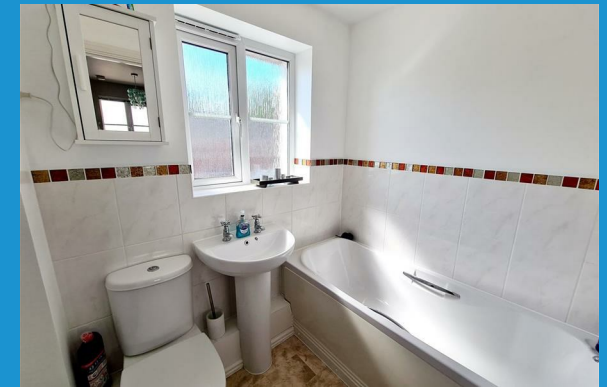
Council Tax Band C

Management Charge -

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(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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