



Highfield Park Road
Launceston | Cornwall



Town • Country • Coast



Available with no forward chain is this sizable detached family home requiring some TLC and updating. The property is split level and has 4 bedroom and 2 reception room. Outside the property has an enclosed rear garden with an adjoining single garage.

Tucked away in the corner of this popular cul de sac is this detached family home offering 4 bedroom together with 2 bathrooms. You step into the hallway with a split staircase to the lower ground floor and first floor. Leading off the ground floor is the front aspect dining room perfect for family occasions. Overlooking the rear garden in a double bedroom with an adjoining shower room. With some changes this floor could create an annexe (STP).

On the lower ground floor is the generous front aspect sitting/dining room with a gas fire to one side. The kitchen has a range of eye and base level units with plenty of work top space. The kitchen overlooks the rear garden offering a pleasant outlook. Next to the kitchen is a hallway with a door into the rear garden.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is a great size with a view towards Meadside. This bedroom offers plenty of space for bedroom furniture. Bedroom 2 is another double and finally bedroom 3 is a good size single.

In front of the property is a small area of lawn next to a parking space. To the higher side is a single garage with a further parking space in front. To the rear of the property is an enclosed garden with a patio area with a raised lawn area. The lawn continues down the side of the property to a smaller area of garden with a detached garden shed. The rear garden offers privacy and is perfect for outside dining.



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 to the property is PL15 7DX. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road up the hill and take the first right and follow this road. Turn right again signposted Highfield Park Road and bear left where the property will be seen in the far corner on your right.

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Ground Floor

Dining Room
15'9" x 8'2" (4.82m x 2.50m)

Bedroom 4
9'3" x 8'10" (2.82m x 2.70m)

Shower Room
5'5" x 4'11" (1.66m x 1.50m)

Ground Floor

Kitchen
11'9" x 8'8" (3.59m x 2.66m)

Sitting / Dining Room
19'6" max x 15'11" (5.95m max x 4.87m)

First Floor

Bedroom 1
12'7" x 11'7" (3.86m x 3.54m)

Bedroom 2
12'5" x 7'7" (3.80m x 2.32m)

Bedroom 3
12'2" x 8'3" (3.72m x 2.54m)

Bathroom
8'9" x 5'3" (2.68m x 1.62m)

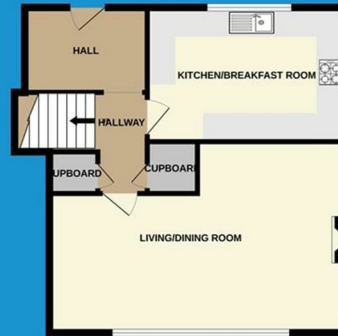
Services

Mains Electricity, Gas, Water and Drainage.

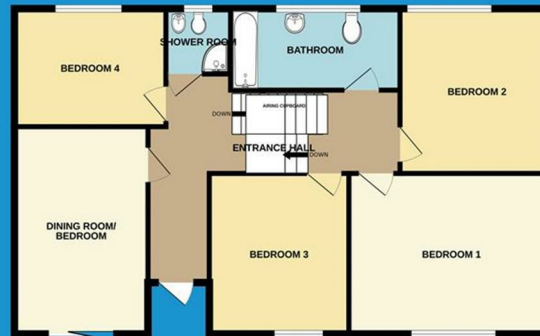
Mains Gas Central Heating.

Council Tax Band D.

Lower Ground Floor



Ground Floor / First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(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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