



Hay Common
Launceston | Cornwall



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An exciting opportunity to purchase a 2 bedroom semi-detached property on this new development situated at Stourscombe on the edge of Launceston Town.

There are a range of 2 bedroom properties and these plots will have a south facing garden. The developers are building the properties with two warranties namely NHBC and LABC new build warranties. This new estate will also feature a range of green areas and parkland alongside a new school which is due to be built.

The pictures of the site shown are not of specific houses but to give buyers an idea of the location and surroundings of the site.

Specification may vary from plot to plot, please speak to agent for more information.



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.

Directions

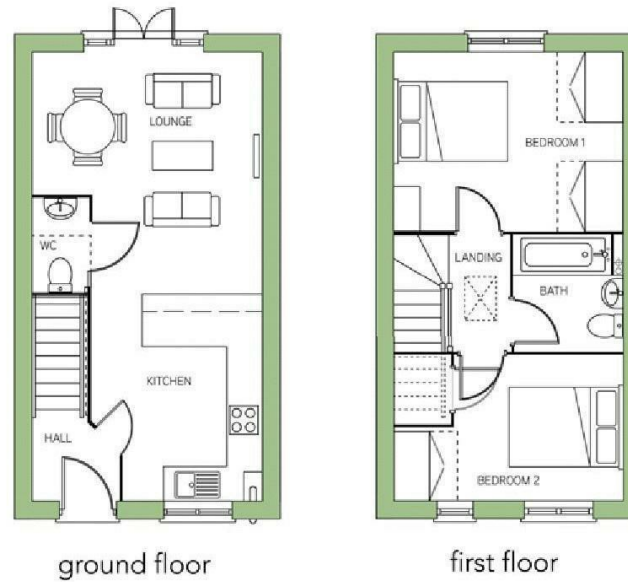
The postcode for the property is PL15 9GS. From our office proceed along the A388 over the A30 flyover. At the roundabout take the third exit. At the next roundabout take the first exit into Long Field Road. Turn left into Barley Rise and you will see the property on the left.

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Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Executive.

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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