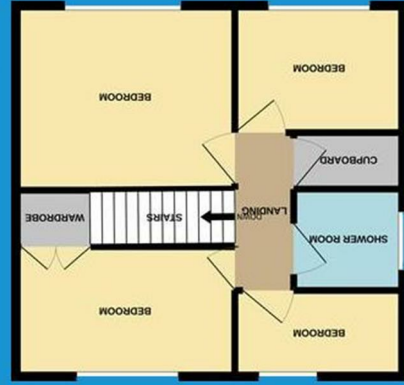




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. It there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



First Floor



Ground Floor

Energy Efficiency Rating	
Current	Potential
82	71

Energy Efficiency Rating	
Current	Potential
82	71

Energy Efficiency Rating	
Current	Potential
82	71

- Entrance Hallway
- Living Room 17'1" x 11'9" (5.23m x 3.60m)
- Kitchen 12'7" narrows to 6'9" x 11'9" narrows to 6'9" (3.86m narrows to 2.07m x 3.60m narrows to 2.06m)
- 'U' Shape
- Utility Room 10'2" x 5'7" (3.11 x 1.72m)
- W/C 4'10" x 2'7" (1.49m x 0.79m)
- Dining Room 12'5" x 9'8" (3.81m x 2.96m)
- First Floor Landing
- Bedroom 1 12'6" x 8'9" (3.83m x 2.69m) plus storage cupboard
- Bedroom 2 9'0" x 5'3" (2.76m x 1.61m)
- Bedroom 3 9'0" x 8'7" (2.76m x 2.62m)
- Bedroom 4 12'6" x 11'11" (3.83m x 3.65m)
- Shower Room 6'5" x 5'4" (1.98m x 1.64m)
- Services
- Mains Gas, Electricity, Water & Drainage.
- Gas Central Heating
- Council Tax Band C.



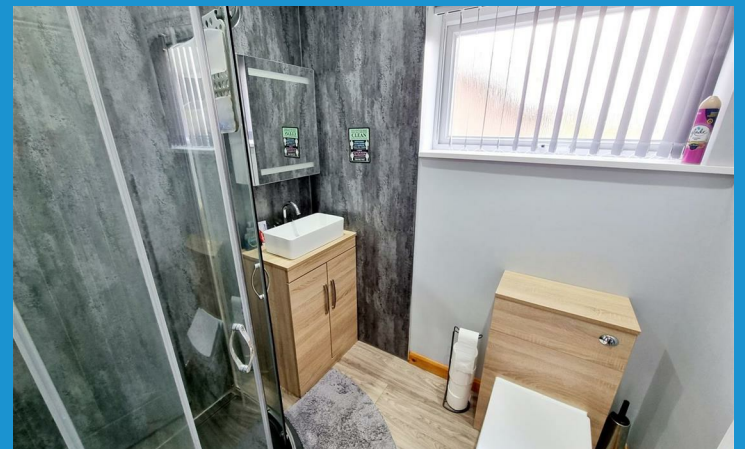
41 Castle Meadows
Launceston | Cornwall



A spacious 4 bedroom semi-detached house in an elevated position in a popular residential area with off-road parking and a garage at the front and an enclosed courtyard garden at the rear. The property features 2 reception rooms alongside a kitchen which has been extended to provide a utility area and a cloakroom with W/C.

The property has a driveway at the front with off-road parking and access to the single garage with steps leading up to the house. In front of the house, there is a patio area with a view across town with a range of plants and shrubbery in the front garden. The property is entered into the hallway with a door into the living room which is spacious and has a front facing window. There is an inner hallway with a door into the kitchen which has a range of wall and base units with gloss doors and access into the dining room which has patio doors to the rear.

The kitchen wraps around to provide a utility area with further work units and storage and a back door, alongside the cloakroom with a W/C. On the first floor there are the 4 bedrooms alongside the shower room and an open hallway with an airing cupboard. At the rear there is a paved area with steps leading up to a further paved area providing the ideal low-maintenance outside space.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 and 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 and the Cornish name is Lannstefan, Lannstefan is Cornish for Church of St Stephen.

Directions

The postal code for the property is PL15 7DZ. What Three Words 'innocence.ordering.widget' will take you to the property. From Our office proceed along the link road, at the roundabout taking the third exit towards Launceston Town Centre. At the traffic lights turn left into St. Johns Road, taking the next right onto Castle Meadow. Bear left and the property can be found shortly along on the left hand side.