



Honeysuckle Gardens
Launceston | Cornwall



Town • Country • Coast



Offered with no forward chain is this modern 3 bedroom (1 en suite) semi detached house found in very good condition. The property enjoys an enclosed South facing garden plus a single garage and parking.

You step into a hallway with a staircase to the first floor. A door opens into sitting room which is front aspect with an electric fireplace to one side. The kitchen/dining room is rear aspect with a modern range of eye and base level units together with a host of integrated appliances. The dining area offers plenty of space for a family dining table plus a door to an understairs cupboard. To one corner of the kitchen is a useful ground floor WC and a further door out to the rear garden.

On the first floor are 3 bedroom and 2 bathrooms. The master bedroom is a good size double with 2 front aspect windows and an en suite shower room. Bedroom 2 is a further front aspect double bedroom with a distant view towards open countryside. Finally bedroom 3 overlooks the rear garden and is a large single bedroom. The family bathroom has a match 3 piece suite including a full length bath.

The garden adjoins the kitchen and is fully enclosed to all side by a render wall and is South facing. The garden has been landscaped with low maintenance gardening in mind. There are flower borders plus a circular patio, and graveled area ideal for sitting out in. To the side of the property is where the single garage is located under a neighbouring coach house. In front of the garage is an allocated parking space. The garage is held under a 999 year leasehold tenure whilst the property is freehold.



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 9GD. What Three Words for the property is 'health.tanks.migrate' and this will take you directly to the property. From our office exit Launceston along Tavistock Road passing Tesco. At the roundabout take the first left. At the mini roundabout turn into Snowdrop Crescent and immediately right into Bluebell Way. Follow this road and at the cross road turn right into Honeysuckle Gardens. Follow this road where the property will be seen on your right hand side.

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Entrance Hallway

Sitting Room

14'3" x 11'10" (4.35m x 3.62m)

Kitchen / Dining Room

15'4" x 7'4" (4.68m x 2.26m)

4.68m x 2.26m narrowing to 2.13m

W/C

4'0" x 3'1" (1.23m x 0.94m)

First Floor

Bedroom 1

11'10" x 10'4" (3.61m x 3.16m)

3.61m x 3.16m excluding recess.

Plus an Airing Cupboard.

En-suite

8'0" x 3'2" (2.44m x 0.99m)

Bedroom 2

11'6" x 10'5" (3.52m x 3.20m)

Bedroom 3

9'11" x 8'10" (3.03m x 2.70m)

Bathroom

6'2" x 5'9" (1.90m x 1.76m)

Services

Mains Electricity, Gas, Water and Drainage.

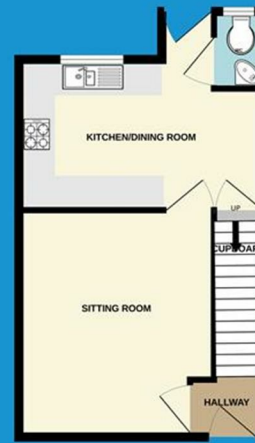
Council Tax Band C

Agent Note

The area to the rear of the property is administered by Meadfleet.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	86
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor



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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