



25 Grammers Park  
Launceston | Cornwall



Town • Country • Coast





Located on the edge of this popular development overlooking a green area is this detached 4 bedroom modern home. The property offers well presented accommodation together with a South facing rear garden.

You step into a hallway with a ground floor cloakroom and staircase to the first floor. The sitting room is front aspect with a private view over the nearby green space. The kitchen/dining room is a light and airy space with a range of modern eye and base level units together with integrated appliances. A peninsula breakfast bar divides the kitchen from the dining area which has double glazed French doors giving access to the garden. There are a further range of kitchen units in the dining area offering further storage.

On the first floor there are 4 bedroom and 2 bathrooms. The master bedroom is front aspect with a private outlook and has an en suite shower with a double shower enclosure and mirror fronted built in wardrobes. Bedroom 2 is another double bedroom with a view over the rear garden. Bedroom 3 is a smaller double and finally bedroom 4 is a comfortable single. The family bathroom has a matching 3 piece suite that includes a shower over the bath. On the landing are double doors accessing a large linen cupboard.

The property is located towards the end of a no through road. Next to the property is a driveway with a single garage. The driveway offers off road parking for 2 vehicles in tandem. A pedestrian gate from the driveway opens into the enclosed South facing rear garden. Adjoining the property is a large patio area ideal for outside dining. Beyond there is a level area of lawn with young fruit trees at the bottom. A glazed door from the gardens open into the garage.





### 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 the property is PL15 7FY. What Three Words 'skylights.departure.zips' will take you to the property. 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 to the top of the hill. At the T junction proceed ahead into Long Meadow and turn immediately left. After a short distance turn right into Grammers Park. At the top of the road bear left and immediately right where the property will be seen towards the end on your left.

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## Entrance Hallway

W/C  
7'1" x 3'1" (2.16m x 0.94m)

Sitting Room  
16'4" x 10'8" (5.00m x 3.26m)

Kitchen / Dining Room  
18'0" x 11'0" (5.50m x 3.37m)

## First Floor

Bedroom 1  
11'6" x 9'0" (3.53m x 2.75m)

En-Suite  
6'5" x 6'0" (1.96m x 1.84m)

Bedroom 2  
9'9" x 9'2" (2.98m x 2.81m)

Bedroom 3  
8'9" x 7'0" (2.67m x 2.15m)

Bedroom 4  
8'6" x 6'8" (2.61m x 2.04m)

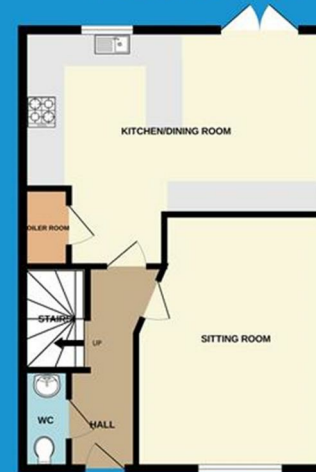
Bathroom  
6'8" x 5'6" (2.04m x 1.70m)

Garage  
21'0" x 10'9" (6.42m x 3.29m)

Services  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			95
(81-91) B		84	
(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	

## 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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