



Prince Charles Close
Launceston | Cornwall



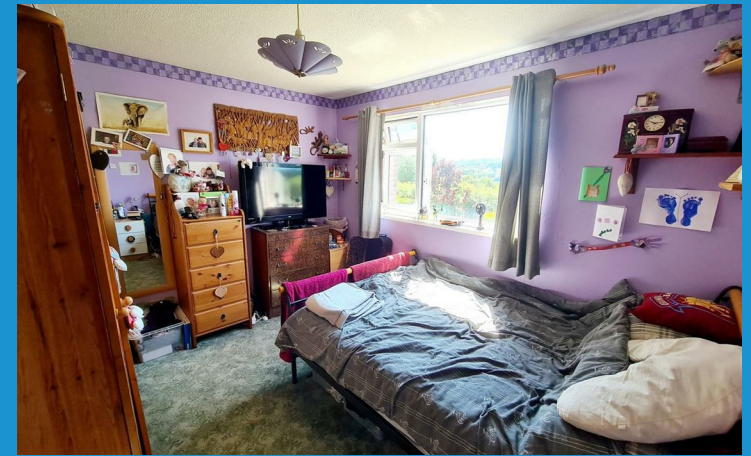
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A deceptively spacious 4 bedroom terraced house with gardens to the front and rear of the property. The front garden has great views of Launceston Castle. The property offers generously proportioned living accommodation which includes a good sized living room alongside an open-plan kitchen and dining room with a conservatory at the rear.

The property offers a great amount of storage which includes 2 cupboards in the porch alongside 3 further cupboards in the hallway. The ground floor accommodation includes a cloakroom with a WC alongside an open plan kitchen and dining room, a conservatory and living room. On the first floor there are the 4 bedrooms alongside a family bathroom and an airing cupboard.

There is a lawned garden at the front and at the rear it is laid to patio with a substantial wooden shed and workshop and gated rear access.



Situation

The property is situated within easy reach of the town center and Tesco Superstore. Launceston offers a comprehensive range of social, commercial and shopping facilities, a modern Leisure Centre and an 18 hole golf course at St. Stephens. The city of Plymouth is within easy driving distance, as are Exeter and the M5 via the A30 dual carriageway. Bodmin Moor, Dartmoor, the Tamar Valley and the North Coasts of Devon & Cornwall with sandy beaches and cliff scenery are all readily accessible.

Directions

The postal code for the property is PL15 8NQ. The property can be found by entering the estate and driving along Prince Phillip Road and then taking the right hand turn into Prince Charles Close where the property can be found on the left hand side behind the communal parking area.

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Porch
With Two Cupboards

Hallway
With Three Cupboards

Cloakroom
4'9" x 2'10" (1.46m x 0.88m)

Kitchen / Dining Room
21'6" x 8'7" (6.56m x 2.63m)

Living Room
14'8" x 11'5" (4.48m x 3.48m)

Conservatory
17'3" x 6'2" (5.26m x 1.89m)

First Floor
With Boiler Cupboard

Bedroom 1
11'5" x 9'6" (3.49m x 2.91m)

Bedroom 2
13'8" x 8'5" (4.19m x 2.58m)

Bedroom 3
10'5" x 8'2" (3.2m x 2.5m)
3.2m narrowing to 2.5m x 2.0m

Bedroom 4
11'6" x 5'6" (3.52m x 1.68m)
Plus Storage

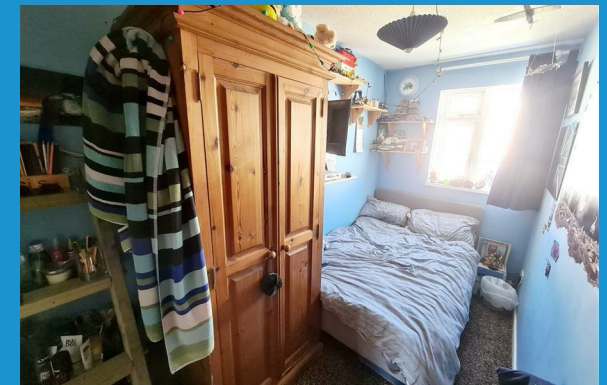
Bathroom
6'5" x 5'6" (1.96m x 1.70m)

Services
Mains Electricity, Gas Water & Drainage.
Council Tax Band B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 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		
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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