



Penn Kernow
Launceston | Cornwall



Town • Country • Coast



A well presented 2 bedroom modern house situated in a convenient cul-de-sac location on the outskirts of the town with an enclosed garden at the rear and off-road parking for 2 vehicles. The property features gas central heating and double glazed windows offering good access to the local amenities.

The property is approached via a gravelled front garden which is fenced leading to the front door. The accommodation includes an entrance hallway ideal for hanging coats and shoes, leading into the living room which is a spacious room with a front facing window. There is an inner hallway where there is a cloakroom with a WC and a door into an open-plan kitchen and breakfast room.

On the first floor there are 2 bedrooms both of which have wardrobes built-in. There is a shower room and an airing cupboard on the landing. The rear garden is tiered with a patio and a shed and steps down to a gravelled area. At the bottom of the garden there is a raised flower bed.



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.

Directions

The postcode to the property is PL15 9TN. From Launceston, drive past Tesco towards Callington and over the A30 and to the roundabout. Take the first left hand turning and then immediately left and then the next right into Penn Kernow and follow the numbers down and the property can be seen tucked away on your left hand side.

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Hallway

Living Room

11'10" x 12'9" (3.63m x 3.90m)

Cloakroom / WC

4'9" x 3'0" (1.45m x 0.92m)

Kitchen / Breakfast Room

11'10" x 8'10" (3.63m x 2.71m)

First Floor

Bedroom 1

9'10" x 8'10" (3.02m x 2.71m)

Plus Fitted Wardrobes

Shower Room

8'5" x 4'9" (2.57m x 1.46m)

Bedroom 2

11'0" x 6'8" (3.36m x 2.05m)

3.93m narrowing to 3.36m x
2.05m with fitted cupboard

Services

Mains Electricity, Gas, Water and
Drainage.

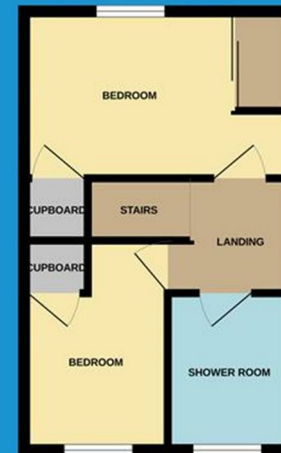
Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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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