



Hurdon Way
Launceston | Cornwall



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A well presented 3 bedroom house situated in a popular location with off-road parking and a generous garden at the rear. The property features 2 reception rooms and offers good access to the local Retail Parks and Launceston College.

You entrance the property into a welcoming hallway with a living room with a rear facing window overlooking the garden. A hallway leads into the dining room with a back door and another rear window providing a lovely outlook across the garden. There is a modern fitted kitchen with a range of wall and base units.

On the first floor there are 3 bedrooms. Two bedrooms have rear facing window's featuring distant rooftop views alongside a well presented modern bathroom. There is a tarmacked driveway at the front providing off-road parking with a shared pathway down to the front door. At the rear there is an extensive patio and a generous lawned garden which features a wooden shed and a useful out-house.

The property features mains gas central heating alongside double glazed windows and viewing is recommended.



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 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. 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. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

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Entrance Hallway

Living Room

12'7" x 10'10" narrows to 9'8" (3.85m x 3.32m narrows to 2.97m)

Dining Room

11'7" x 12'7" narrows to 11'5" (3.55m x 3.84m narrows to 3.50m)

Kitchen

7'8" x 6'9" (2.34m x 2.06m)

First Floor Landing

Bathroom

6'10" x 5'11" (2.09m x 1.81m)

Bedroom 1

10'7" x 10'7" (3.24m x 3.23m)
To the front of the wardrobes

Bedroom 2

10'10" max x 8'11" (3.32m max x 2.73m)

Bedroom 3

8'0" x 7'8" (2.46m x 2.34m)

Services

Mains Electricity, Gas, Water and Drainage.
Council Tax Band A.

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



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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