



Long Meadow

Launceston | Cornwall



Town • Country • Coast



Situated in the heart of a popular development on the fringe of Launceston is this very well presented 4 bedroom detached property enjoying ample parking, a large garden and spacious living accommodation. This property offers a fantastic garden as well as providing storage throughout with a light and airy feel right the way through.

This property is the perfect family home offering a large kitchen diner to the rear, offering a fantastic space for hosting family occasions. The kitchen offer's many eye and base level units. The breakfast bar in the centre of the room also offers a fantastic place for catching up over a coffee. French doors lead out into the large garden and patio. To the front of the property is a large living room with a bioethanol stove, which is perfect for winter evenings. A W/C can also be found in the hallway.

The first floor offers four good size bedrooms. The master bedroom is front aspect and benefits from an ensuite and space for free standing furniture. The fourth bedroom is also front aspect. The family bathroom offers a matching three piece suite. To the rear are bedrooms 2 and 3. Both enjoying delightful views of the rear gardens and countryside beyond. The property also provides ample parking for 2 vehicles in front of the garage. The garage is located to the side of the property which offers a fantastic space for storage. To the rear of the garage is an amazing office space fantastic for those who work from home.



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 7FZ. What Three Words 'outs.storm.unfair' 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 where the property will be seen on the right hand side.

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Entrance Hallway

Kitchen / Dining Room
18'0" x 13'6" (5.49m x 4.12m)

Living Room
16'4" x 10'7" (5.00m x 3.25m)

W/C
7'0" x 2'10" (2.14m x 0.88m)

First Floor

Bedroom 1
13'8" x 9'0" (4.19m x 2.75m)

En-suite
6'5" x 5'11" (1.97m x 1.81m)

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

Bedroom 3
8'6" x 6'9" (2.60m x 2.06m)

Bedroom 4
8'9" x 6'11" (2.68m x 2.13m)

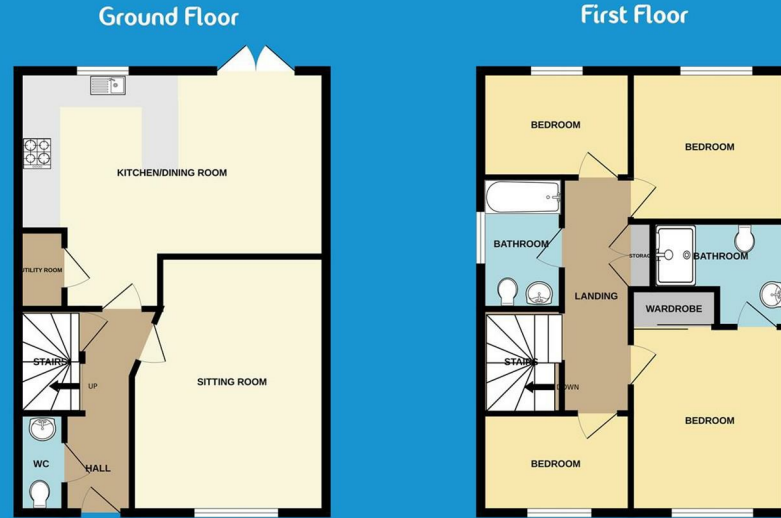
Bathroom
6'8" x 5'6" (2.05m x 1.70m)

Garage
13'3" x 10'5" (4.04m x 3.19m)

Office
10'3" x 7'5" (3.14m x 2.27m)

Services
Mains Electricity, Gas, Water and Drainage
Council Tax Band D

Agent Note
Management Charge - there will be a management charge but is yet TBC.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 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	



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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