



Chapel Park Gardens
Launceston | Cornwall



Town • Country • Coast



Located in the popular area of Chapel is this very well presented 3 bedroom semi-detached property. This modern home offers spacious living accommodation, ample parking and wonderful garden. This fantastic property would be the perfect starter home or buy to let investment.

Entering the property you are met by a sizeable hallway with space for shoes and coats. Just off the hallway is the modern kitchen offering a range of eye and base level units & ample worktop space. There is also a useful cupboard which houses the boiler. The living/dining room is rear aspect and enjoying views of the garden. A set of patio doors also offer a sense of indoor/out door living.

On the first floor are 3 bedrooms and family bathroom. The master bedroom is rear aspect and offer built in wardrobes reducing the need for free standing bedroom furniture. The third bedroom is also rear aspect and enjoys views over rooftops of the town. This room also works well for those who work from home. The second bedroom is front aspect and has ample space for freestanding bedroom furniture there is also a built in wardrobe. The family bathroom offers a walk in shower as well as hand and toilet basins.

The rear garden is a good size offering stunning views over rooftops of the town. A composite decked area also offers a great space for barbeques as well as Al Fresco Dining. A large area of laid to lawn is fantastic for sitting and enjoying the outdoors. There is also space for a garden shed and greenhouse. There is also space to the side of the property for further storage as well. The driveway boasts space for 2/3 vehicles.



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.

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Entrance Hallway

Kitchen

10'1" x 9'1" (3.09m x 2.78m)

Living Room / Dining Room

15'9" x 12'1" (4.81m x 3.69m)

W/C

5'11" x 3'6" (1.81m x 1.07m)

First Floor

Bedroom 1

12'0" x 9'1" (3.68m x 2.79m)

Bedroom 2

12'1" x 9'1" (3.70m x 2.79m)

Bedroom 3

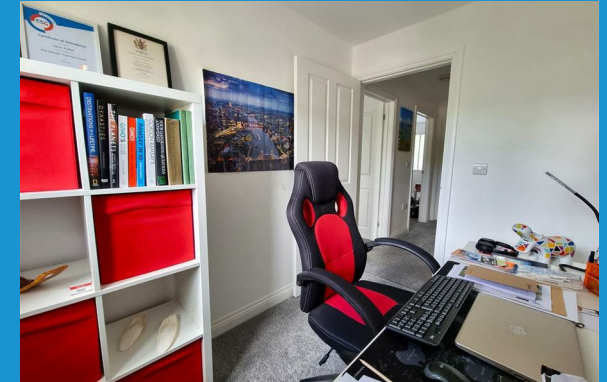
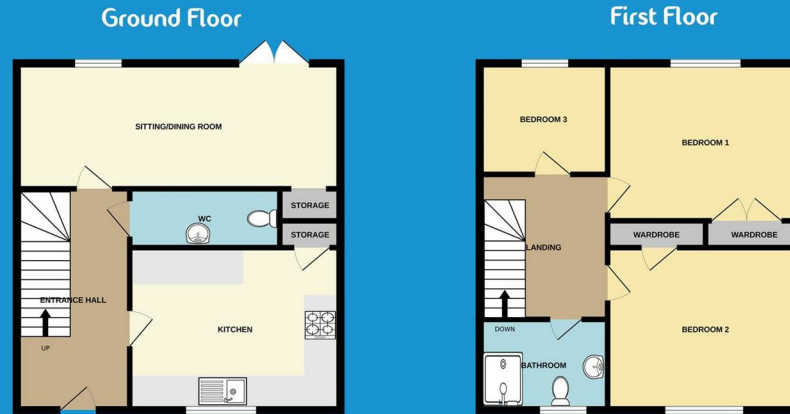
8'6" x 6'2" (2.60m x 1.88m)

Bathroom

7'7" x 6'4" (2.32m x 1.94m)

Services

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



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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