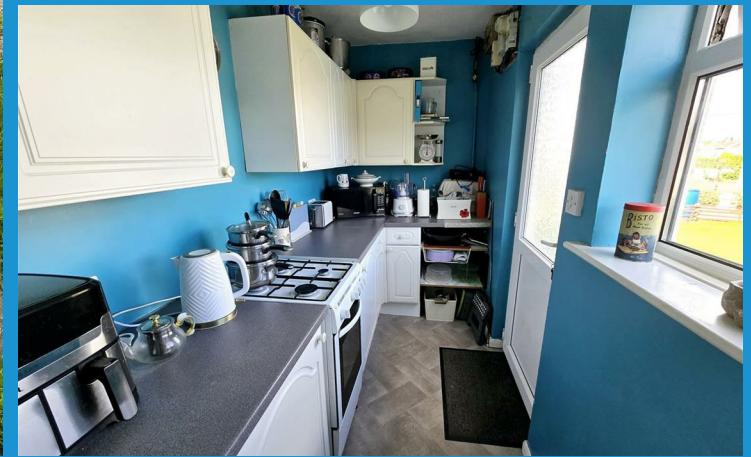




Hurdon Way
Launceston | Cornwall



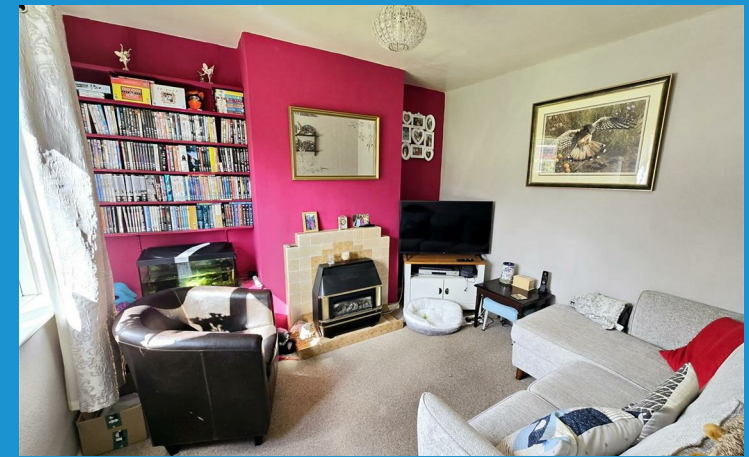
Town • Country • Coast



A spacious 2 double bedroom terraced house situated in a convenient location featuring gardens at the front and rear and 2 reception rooms. The property has good access to the local facilities and retail parks alongside the college and A30 link road.

The property is accessed via the entrance hallway with stairs to the first floor and a door into the living room with a front facing window and a feature fireplace. To the other side of the hallway there is a dining room and kitchen which is dual aspect with windows at the front and rear. A door leads into an additional kitchen area/utility room with a back door to the garden.

On the first floor there are 2 double bedrooms alongside a bathroom and separate WC. Outside there is an enclosed lawned garden at the front and a further lawned garden at the rear with an out-house. There is a shared pathway at the rear which provides access to the road behind the property.



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 peninsular 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 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 9HY. From our office turn right onto the link road and immediately go ahead onto Hurdon way where the property can be found on the left.

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Entrance Hallway

Living Room

10'10" x 9'10" max (3.31m x 3.01m max)

Kitchen / Breakfast Room

16'3" x 11'0" (4.96m x 3.36m)
3.36m narrowing to 2.40m x 4.96m
narrowing to 3.27m

Kitchen / Utility Room

9'10" x 4'11" (3.01m x 1.52m)

First Floor

Bedroom 1

10'11" x 9'3" (3.34m x 2.84m)

Bedroom 2

12'11" x 9'10" (3.95m x 3.02m)

Bathroom

7'6" x 6'7" (2.30m x 2.02m)
2.02m narrowing to 1.32m

WC

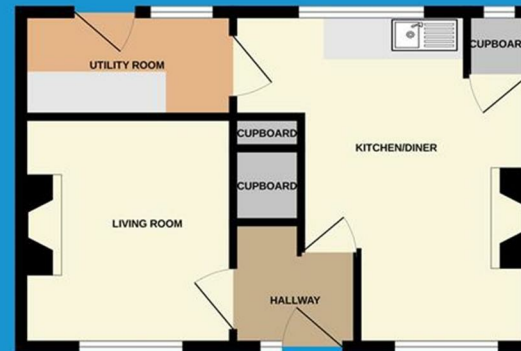
6'6" x 2'10" (2.00m x 0.88m)

Services

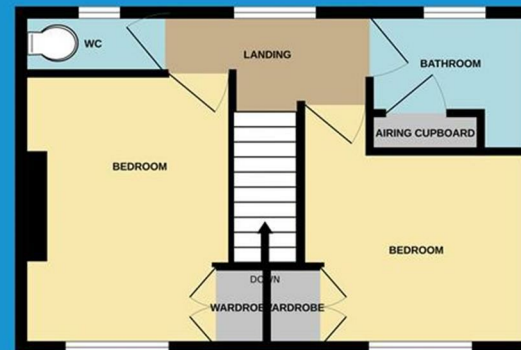
Mains Electricity, Water and Drainage
Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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		

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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