



St. Keri Court
Egloskerry | Launceston | Cornwall



Town • Country • Coast



Located in the popular village of Egloskerry is this well presented 3 bedroom terraced property. Benefiting from spacious rooms, an open plan kitchen/dining area and fully enclosed pet friendly garden. This property is a fantastic family home with it's quiet location and close proximity to Egloskerry Primary School.

You enter the property into a spacious hallway. To the right handside is the double aspect living room, with a multi-fuel wood-burner. The wood-burner is a source of heating for the property as it has a back boiler which supplies heat to the radiators and hot water. To the rear of the property is the large kitchen/diner. This is a great space for family entertaining. The door to the garden is just off the kitchen making dining Al Fresco easier than ever. A useful utility room is also just off the kitchen which offers a great space for storage as well as white goods.

On the first floor are 3 double bedrooms and family bathroom. The Master bedroom is front aspect enjoying ample space for bedroom furniture as well as views over the nearby surrounding countryside. The second bedroom is another large double room which is also front aspect and enjoys views of the nearby countryside. Bedroom 3 is rear aspect and has a view of the garden. The family bathroom is also rear aspect and benefits from a matching three piece suite with shower over the bath.

The rear garden is accessed just off the kitchen / diner. It is a great space for enjoying the outdoors with an area laid to lawn as well as a small patio area. A large garden shed can also be found to the rear of the property, perfect for storing items such as tools or bikes. There is also a coal bunker to the side of the garden shed.

At the front of the property is a communal residents only parking area which is on a first come first serve basis.



Situation

Egloskerry is the nearest village where there is a primary school, Parish church and village hall and is located approximately 4 miles North West of Launceston. 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. Launceston Town offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco's, WH Smith and Costa's 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.

Directions

The postcode to the property is PL15 8RS. What Three Words 'negotiators.riverboat.plotted' will take you directly to the property. Leaving Launceston via St Stephens Hill, at the top of the road and take the left hand turning to Egloskerry and follow the road as it naturally leads into the village the property can be seen on your left hand side before the primary school.

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Entrance Hallway

Living Room

17'10" x 9'1" (5.46m x 2.77m)
2.77m widening to 3.20m

Kitchen/Diner

15'1" x 10'5" (4.60m x 3.20m)
4.60m narrowing to 3.36m
3.20m narrowing to 2.22m

Utility Room

7'6" x 7'4" (2.29m x 2.26m)

First Floor Landing

Bedroom 1

12'0" x 10'4" (3.68m x 3.15m)

Bedroom 2

8'5" x 7'6" (2.59m x 2.31m)

Bedroom 3

10'7" x 9'1" (3.25m x 2.77m)

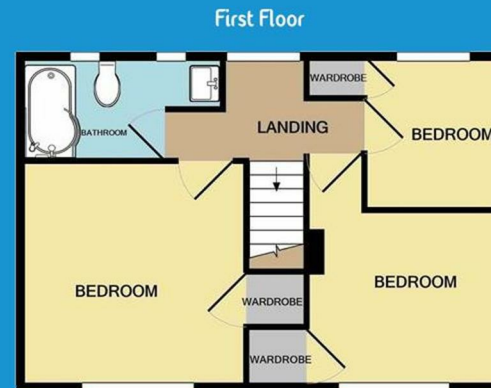
Bathroom

10'4" x 5'6" (3.15m x 1.70m)
1.70m narrowing to 0.76m
3.15m narrowing to 2.26m

Services

Mains Electricity, Water and Drainage.
Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		44	
(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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