



**142 Kensey Valley Meadow**  
Launceston | Cornwall



Town • Country • Coast



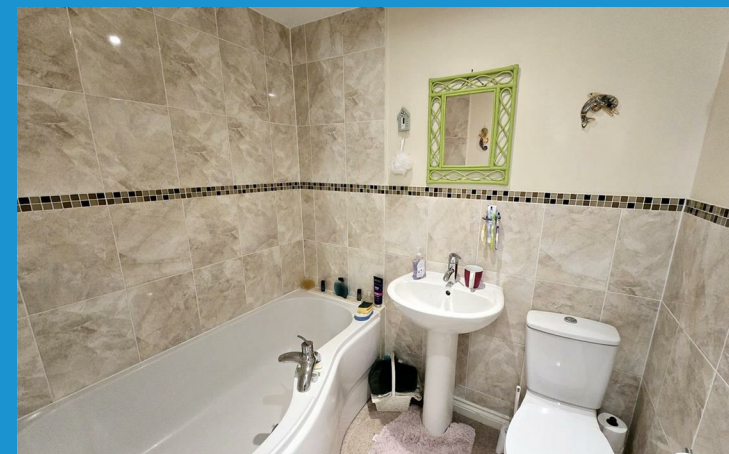


A deceptively spacious 4 bedroom townhouse with flexible accommodation arranged over 3 floors and some great views from the upper floors at the rear. The property has an enclosed garden at the rear alongside 2 allocated parking spaces.

The property is situated on the lower half of Kensey Valley Meadow opposite a green and the accommodation includes good flexibility with 4 bedrooms or alternatively, the property could be utilised as a 3 bedroom property with a first floor reception room or home office with patio doors and a Juliette rail providing great views at the rear. On the ground floor there is an entrance hallway and the kitchen with a front facing window and a range of wall and base units. There is a downstairs cloakroom with a WC alongside the living room, situated at the rear with patio doors leading into the garden.

On the first floor there are 2 spacious bedrooms with an en-suite to one of the bedrooms. On the second floor there are 2 further double bedrooms alongside a family bathroom. At the rear there is a garden which features a raised patio, AstroTurf grass and gated access to the side. The 2 parking spaces can be found at the rear as marked.





### Situation

Launceston is an ancient town steeped in History with the imposing 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 Cornwall 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 Plymouth and Exeter. 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 postcode for the property is PL15 9TS. What Three Words 'eyepieces.piglet.comedians' will take you directly to the property. From the town centre proceed under the Southgate Arch into Exeter Street. At the t junction turn left and drive down the hill and turn left at the roundabout. Proceed ahead at the next roundabout bearing right. Follow this road where the property will be seen on your left hand side.

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## Entrance Hallway

## Kitchen

10'8" max x 7'8" (3.26m max x 2.36m)  
2.36m narrows to 1.51m

## Cloakroom

5'0" max x 3'2" (1.53m max x 0.98m)

## Living Room

14'4" x 11'11" (4.37m x 3.65m)  
3.65m narrows to 2.57m

## First Floor

## Reception Room / Bedroom 1

12'4" x 11'11" (3.76m x 3.65m)  
3.76m narrows to 3.02m

## Bedroom 2

11'11" x 9'4" (3.64m x 2.86m)  
2.86m narrows to 2.57m

## En-Suite

6'5" max x 5'0" max (1.96m max x 1.54m max)

## Second Floor

## Bedroom 3

12'5" x 11'11" (3.81m x 3.65m)  
3.81m narrows to 3.05m

## Bedroom 4

11'11" x 9'1" (3.64m x 2.79m)  
2.79m narrows to 2.54m

## Bathroom

6'5" x 5'0" (1.97m x 1.54m)

## 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	77	90
(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

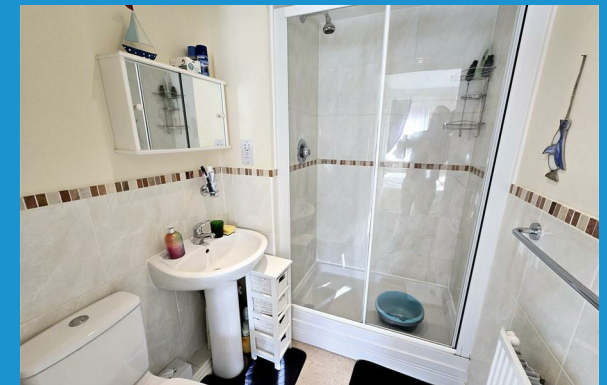
## Ground Floor



## First Floor



## Second 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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