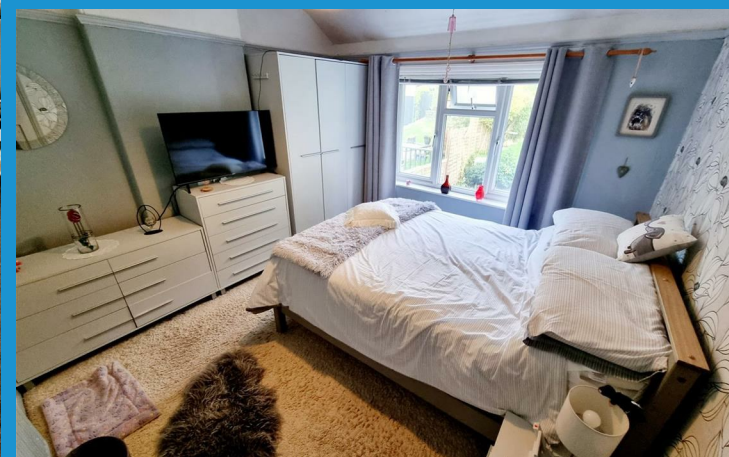




Priory Park Road
Launceston | Cornwall



Town • Country • Coast



Enjoying a tucked away location is this 3 bedroom semi detached house with a generous rear aspect kitchen/dining room. At the rear is a patio area with steps up to an enclosed rear garden with areas of lawn. There is further scope to improve the property creating an ideal first time purchase.

You enter the home into a useful porch with a door into the hallway plus a staircase to the first floor. From here a door opens into the front aspect sitting room with a feature box bay window. To one side, is a former fireplace (currently blocked off and not in use). From the hallway a door opens into the dual aspect kitchen/dining room. The kitchen area has a range of eye and base level units extending into the dining area. The dining area is in front of a large window leaving plenty of room for a family dining table perfect for get together's. A door from the kitchen gives access to the rear garden and patio.

Leading off the first floor landing are 3 bedrooms and a family bathroom. The master bedroom is rear aspect enjoying a view over the rear garden. Bedroom 2 is front aspect with a box bay window with a view over rooftops towards nearby open countryside. Bedroom 3 is a useful single bedroom or potential study or nursery. Finally, the family bathroom is front aspect and has a matching 3 piece suite with a shower over the bath.

In front of the property is ample unrestricted on street parking. Steps lead up to the front door passing an area of low maintenance garden. A private path leads down the side to an enclosed and sheltered patio area. Off the patio are steps that take you up to the enclosed rear garden. The rear garden has 2 tiered area of lawn. At the very top of the garden is a useful garden shed.



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 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 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 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 8JD. From the town centre, proceed down St Thomas Road and take the left hand turning just before the traffic lights onto Tredydan Road. Then take the next left hand turning which is into Priory Park Road where the property can be seen on your left hand side.

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Entrance Porch
8'2" x 2'3" (2.49m x 0.70m)

Hallway

Sitting Room
11'3" max x 9'10" (3.43m max x 3.00m)

Kitchen / Dining Room
16'3" x 9'11" (4.96m x 3.04m)

First Floor

Bedroom 1
11'2" x 9'1" (3.42m x 2.79m)

Bedroom 2
10'9" x 10'5" (3.28m x 3.19m)

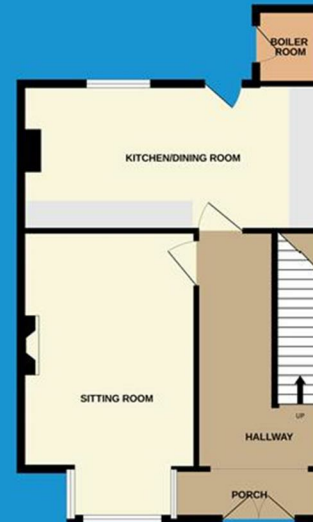
Bedroom 3
7'6" x 6'0" (2.30m x 1.83m)

Bathroom
5'8" x 5'7" (1.73m x 1.72m)

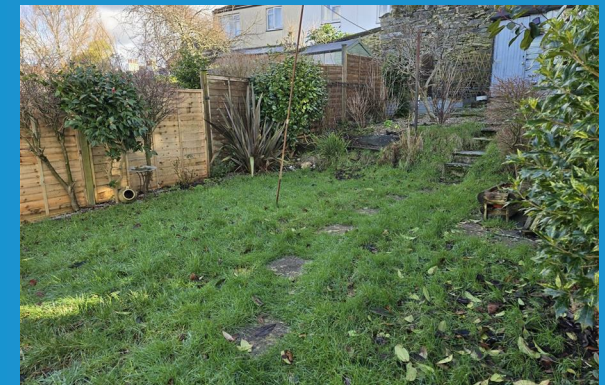
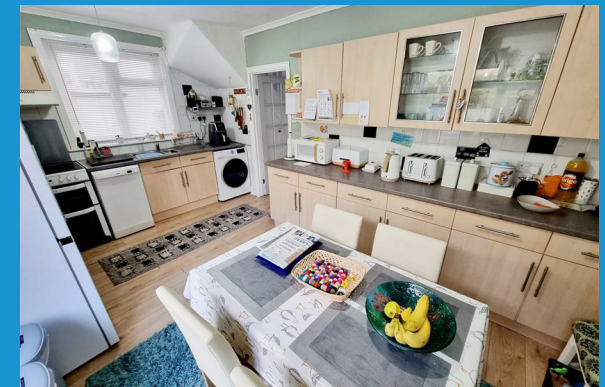
Services
Mains Electricity, Gas, Water
and Drainage
Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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