



39 Long Meadow  
Launceston



Town • Country • Coast



Fixed Asking Price £295,000



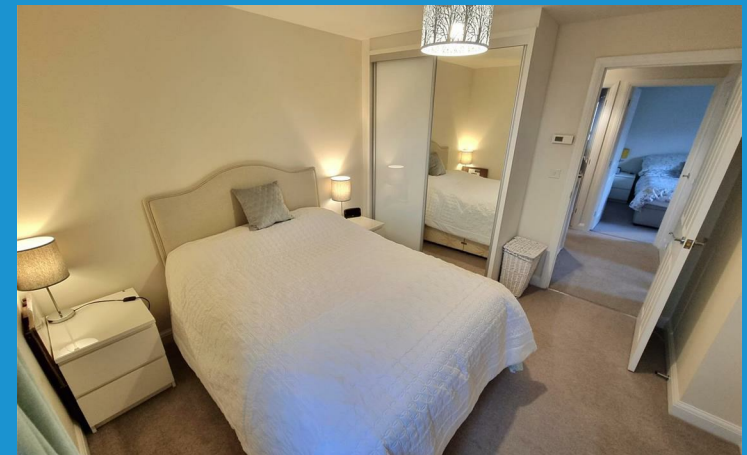
Located within a newly established development close to open countryside is this 3 bedroom (1 ensuite) semi detached home. The property is found in excellent condition throughout together with a landscaped garden. This home will appeal to those looking for a "turn key" property ready to move straight into!

You step into a large hallway with stairs to the first floor, a ground floor cloakroom and useful built in storage cupboards. The sitting room is dual aspect and a great size for relaxing. The dual aspect kitchen/dining room overlooks the garden and has a range of white high gloss eye and base level units together with integrated appliances. The dining area sits in front of french doors that open out to the garden.

On the first floor are 3 bedrooms and 2 bathrooms. The master bedroom is a great size and has the added benefit of built in wardrobes and an adjoining en suite shower room. Bedroom 2 is another double bedroom with built in wardrobes. Finally bedroom 3 overlooks the garden and is a generous single. The modern family bathroom has a matching 3 piece suite including a shower over the bath.

The garden has been completely re landscaped by our vendors creating a large patio area ideal for outside dining and somewhere to sit in the sun. Leading off the patio is a pedestrian gate out to the pavement. Beyond the patio is an area of lawn. At the top of the garden is a detached garden shed (Not included in the sale of the property) surrounded by more paving. The garden is fully enclosed to all sides and has well stocked flower borders to either side. A short walk away from the property is private off road parking for 2 vehicles in tandem. There is also a pathway from the parking that takes you directly into the garden. To the front and side of the property are further well stocked flower borders. The property is within a short walk of Trebursye Road where you can walk along country lanes and pretty public footpaths.





### 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.

### Directions

The postcode to the property is PL15 7FZ. What Three Words 'blacken.promotes.twinge' will take you directly to the property. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road to the top of the hill. At the T junction proceed ahead into Long Meadow and proceed to the top bearing sharp right. Continue ahead where the property will be seen on your left hand side.

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## Entrance Hallway

## Kitchen / Dining Room

15'5" x 8'10" (4.72m x 2.70m )

## Sitting Room

15'5" x 10'7" (4.72m x 3.25m )

## WC

## First Floor

## Bedroom 1

10'9" x 10'6" (3.28m x 3.22m )

## En-suite

## Bedroom 2

10'0" x 8'8" (3.07m x 2.65m )

## Bedroom 3

8'10" x 6'6" (2.70m x 1.99m )

## Bathroom

## Services

Mains Electricity, Gas, Water and Drainage.

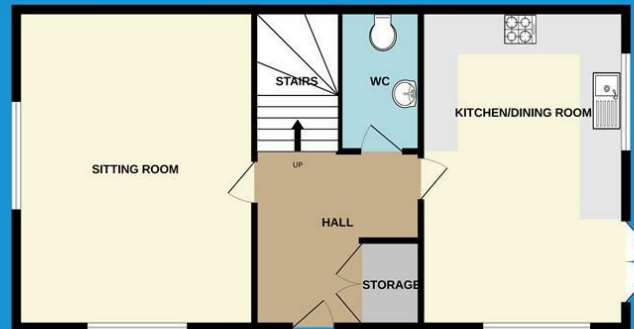
Council Tax Band C

Management Charge For The Estate - TBC

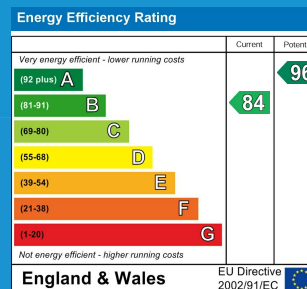
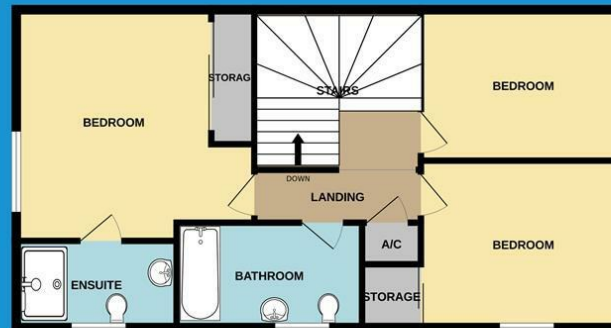
## Agent Note

Garden Shed is not included in the sale of the property.

Ground Floor



First Floor



England & Wales

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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