



Launceston | Cornwall



Town • Country • Coast



Situated in the heart of a popular development on the fringe of Launceston is this very well presented 4 bedroom detached property enjoying a single garage and driveway plus spacious living accommodation. This property offers a fantastic garden as well as providing storage throughout with a light and airy feel right the way through.

This property is the perfect family home offering a large kitchen/dining room to the rear, offering a fantastic space for family occasions. The kitchen has white high gloss eye and base level units. The breakfast bar in the centre of the room offers additional worktop space. French doors lead out into the large garden and patio. To the front of the property is a separate sitting room with an open aspect. Also on the ground floor is a useful W/C plus a staircase to the first floor.

The first floor offers 4 bedrooms and a family bathroom. The master bedroom is front aspect and benefits from an ensuite shower room and a built in wardrobe. The fourth bedroom is also front aspect, with a pleasant view. The family bathroom offers a matching three piece suite. To the rear are bedrooms 2 and 3 with delightful views of the rear garden.

In front of the property is a small area of lawn with a path to the front door. To the side of the property is a single garage with parking for 2 vehicles in tandem. The rear garden is a great size and has been landscaped by our vendor. The garden is predominantly laid to lawn with established flower borders. To the side and continues to the rear of the garage.



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 7FY. 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 bear immediately left. Turn right into Grammers Park where the property will be seen on your right.

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Entrance Hallway

Kitchen / Dining Room
18'0" x 13'6" (5.49m x 4.12m)

Living Room
16'4" x 10'7" (5.00m x 3.25m)

W/C
7'1" x 2'10" (2.18m x 0.88m)

First Floor

Bedroom 1
13'8" x 9'0" (4.19m x 2.75m)

En-suite
6'5" x 5'11" (1.97m x 1.81m)

Bedroom 2
9'9" x 9'2" (2.98m x 2.81m)

Bedroom 3
8'6" x 6'9" (2.60m x 2.06m)

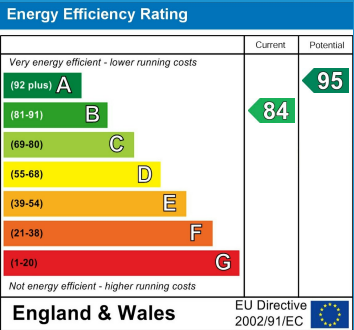
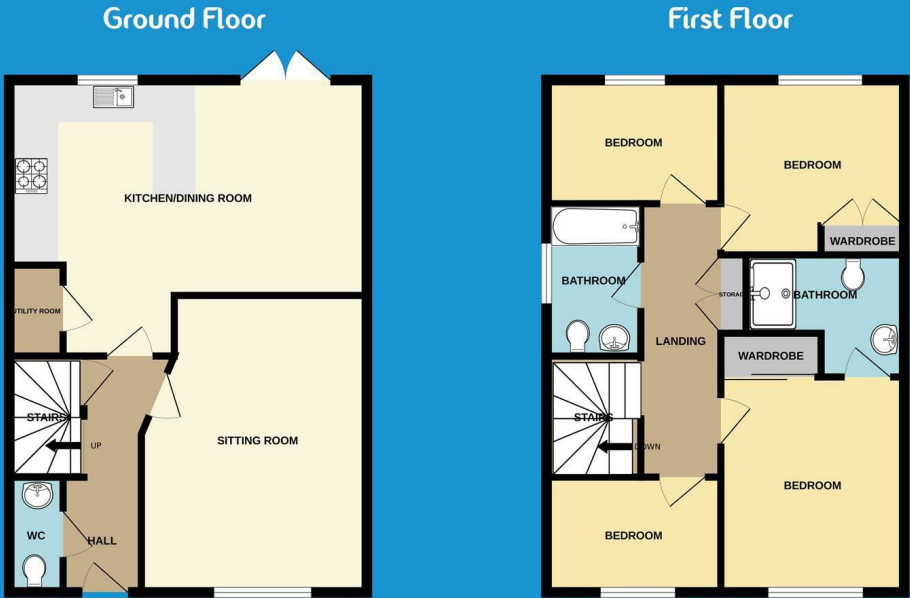
Bedroom 4
8'9" x 6'11" (2.68m x 2.13m)

Bathroom
6'8" x 5'6" (2.05m x 1.70m)

Garage
21'0" x 10'9" (6.42m x 3.29m)

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

Agent Note
Management Charge - there will be a management charge but is yet to be taken over by First Port from Barretts.



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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