



Edymead Court, Tavistock Road
Launceston | Cornwall



Town • Country • Coast

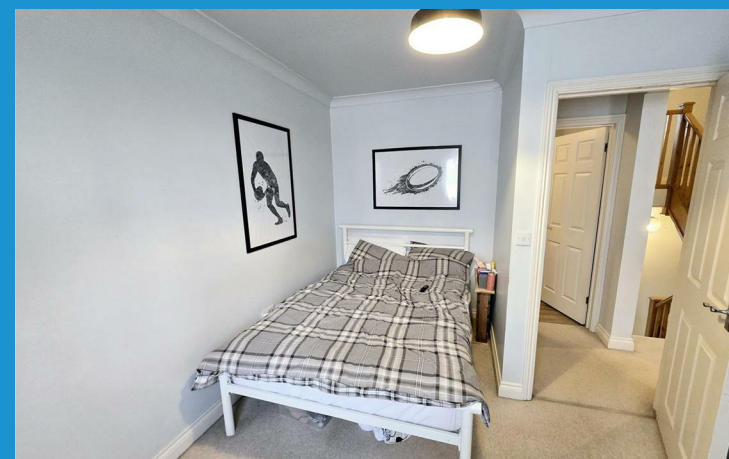
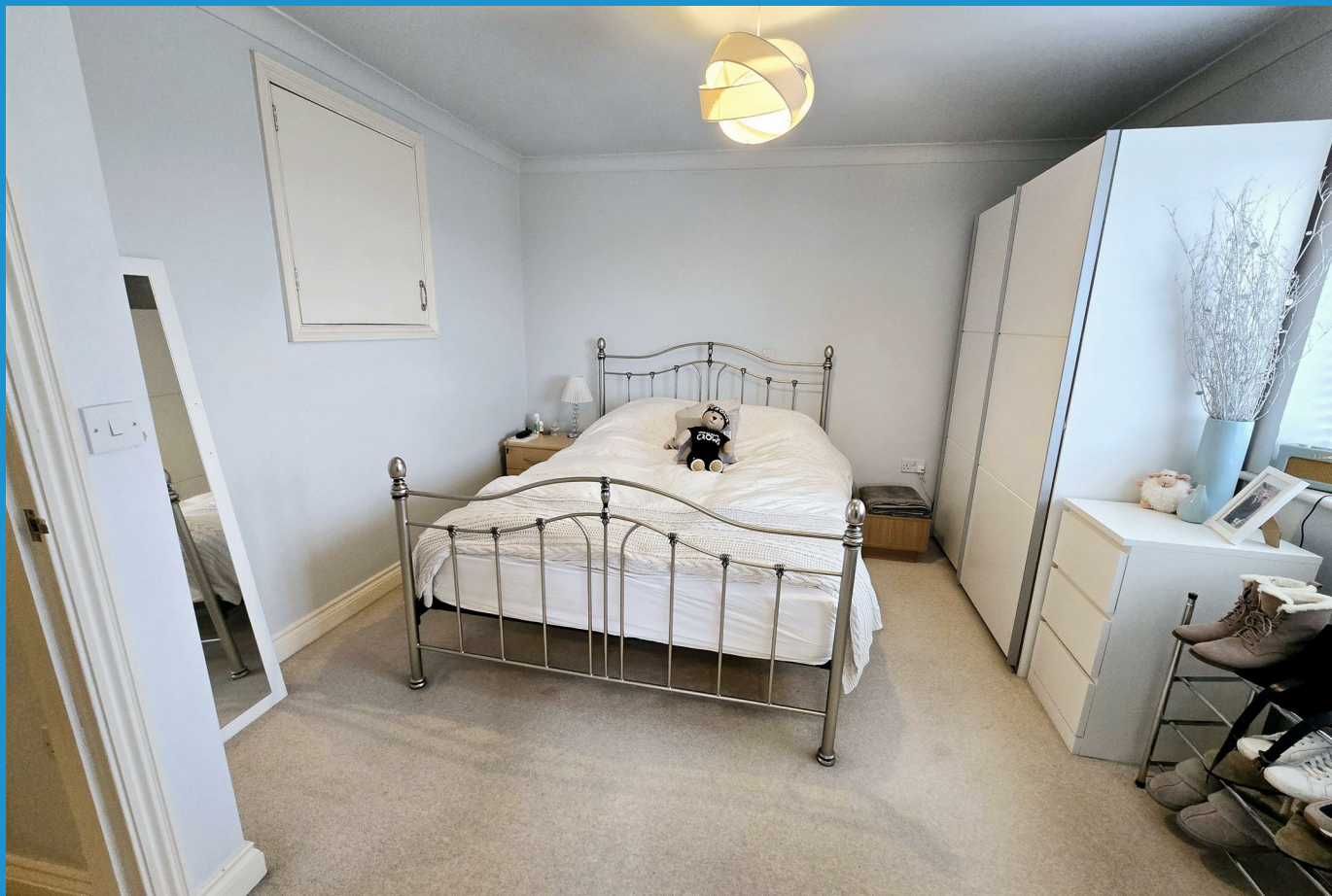


A deceptively spacious 3 bedroom end of terrace modern property situated on the edge of the town featuring wonderful far reaching views, parking and an integral garage. The property offers well presented living accommodation which includes an en-suite master bedroom on the top floor taking full advantage of the views, a generous living room and a lower ground floor kitchen / dining room with patio doors to the garden area.

You enter the property via the rear where a hallway provides access to a cloakroom with a WC alongside a door into an integral garage. Shallow steps leads down to the lower ground floor where there is a useful storage cupboard and the kitchen / dining room, which features a well appointed kitchen and great views across the surrounding countryside and Dartmoor in the distance.

Shallow steps lead up to the first floor where the living room can be found with two windows at the front with great views. On the next floor there is a family bathroom, second bedroom which is a generous size and a smaller third bedroom or home office / study. On the top floor there is the main bedroom which is a spacious size and again features great views with an en-suite shower room alongside a large useful storage area.

The property has no onward chain and externally there is a paved area at the side and a patio area at the rear which enjoys the great views.



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 postal code for the property is PL15 9EZ. The property can be found along Tavistock Road. Which is on your left hand side as you drive towards the town.

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Entrance Hallway

Cloakroom

7'3" x 3'0" (2.22m x 0.92m)

Integral Garage

17'11" x 9'3" (5.47m x 2.82m)

Lower Ground Floor

With Cupboard

Kitchen / Dining Room

16'3" x 11'5" (4.96m x 3.49m)
3.49m narrows to 2.50m

First Floor

Living Room

16'3" x 11'5" (4.96m x 3.50m)
3.50m narrows to 3.12m

Second Floor

Bathroom

9'4" max x 5'2" (2.85m max x 1.58m)

Bedroom 1

12'5" x 9'4" (3.79m x 2.85m)
2.85m narrowing to 1.83

Bedroom 2

8'5" x 6'5" (2.57m x 1.97m)
1.97m max narrowing to 1.55m

Third Floor

Bedroom 3

12'10" x 11'5" max (3.92m x 3.49m max)

En-suite

9'1" x 2'11" (2.77m x 0.91m)

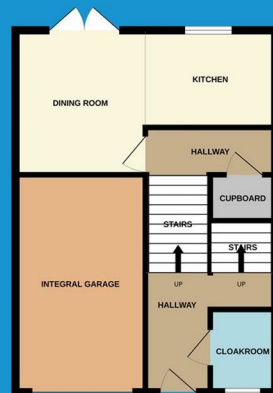
Loft Storage

Services

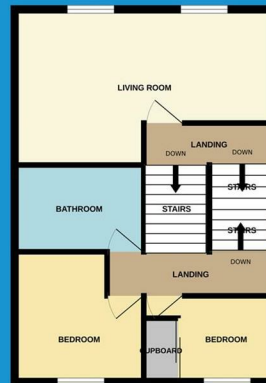
Mains Electricity, Gas, Water and
Drainage
Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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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