



Slip Marsh Walk  
Launceston | Cornwall



Town • Country • Coast





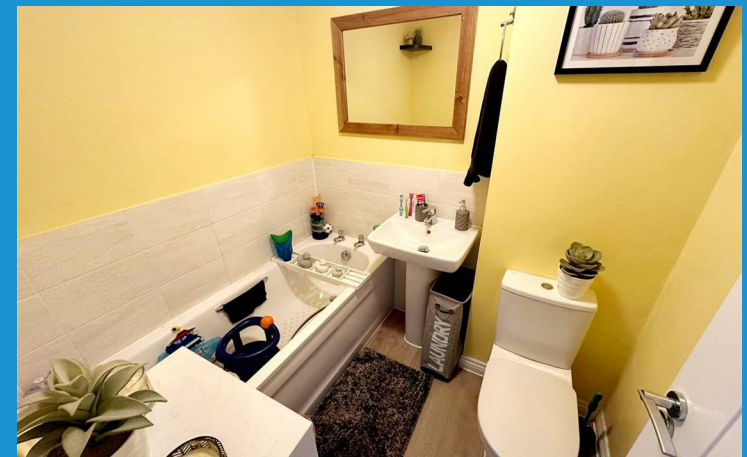
Tucked away in a quiet location within a newly established development is this 3 bedroom semi detached home. The property is well presented throughout with modern floor coverings and an enclosed rear garden plus parking.

You step into a welcoming hallway with a ground floor WC and a useful understairs storage cupboard. The kitchen/dining room is front aspect and has a range of modern eye and base level units with space for white goods and a dining table. The sitting room is a generous size with French doors overlooking the enclosed West facing garden.

Off the first floor landing are 3 bedrooms and a family bathroom. The master bedroom is front aspect overlooking a mature hedge line. A doors opens into an en suite shower room. Bedroom 2 is a rear aspect double bedroom and finally bedroom 3 is a generous single with a recess for a wardrobe. The family bathroom has a matching 3 piece suite and full length bath.

The property is located up a quiet pedestrian path overlooking a green verge and mature hedgerow. The rear garden is West facing and is fully enclosed. Adjoining the sitting room is a large decked area perfect for outside dining. Beyond here is an area of lawn and a detached garden shed. There is a pedestrian gate to the side and rear where you will find 2 allocated off road parking spaces which are accessed from Govetts Field.





### 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 Foodhall and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

### Directions

The postcode to the property is PL15 9FX. Exit Launceston passing Tesco in the A388 towards Callington. At the roundabout take the third exit and the next roundabout take the first exit into Long Field Road. Follow this road and the property will be seen up a path on your right hand side.

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## Entrance Hallway

### WC

3'6" x 3'4" (1.07m x 1.04m)

### Kitchen / Dining Room

11'3" x 10'1" max (3.44m x 3.09m max)

### Living Room

15'6" x 12'1" (4.74m x 3.69m)

## First Floor

### Bedroom 1

12'0" max x 6'8" (3.68m max x 2.04m)

### En-suite

5'8" x 5'6" (1.75m x 1.68m)

### Bedroom 2

10'10" x 8'7" (3.31m x 2.64m)

### Bedroom 3

12'1" max x 6'7" (3.70m max x 2.02m)

### Bathroom

6'8" x 5'7" (2.04m x 1.71m)

### Services

Mains Electricity, Gas, Water and

Drainage

Council Tax Band C.

### Agent Note

The property has an estate management charge of £151.11 per year.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	96
(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



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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