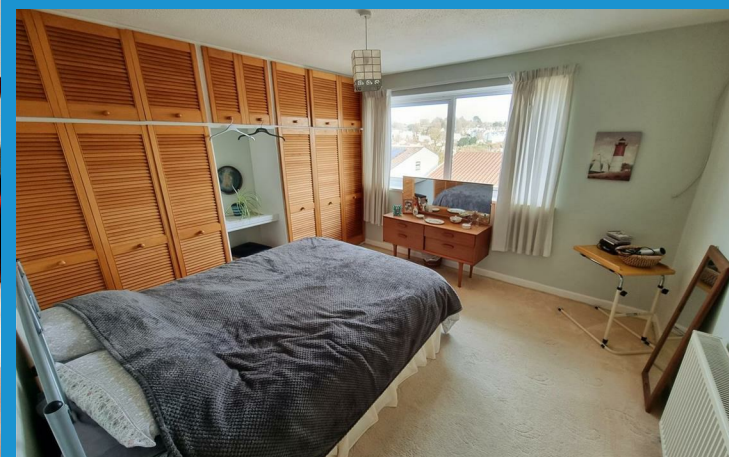




Highfield Park Road
Launceston | Cornwall



Town • Country • Coast

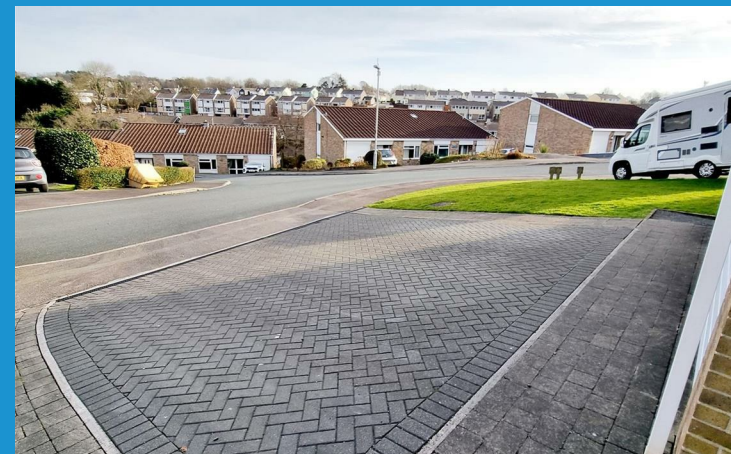


Found in good condition throughout and enjoying extended accommodation is this 4/5 bedroom semi detached home. Outside, there is generous off-road parking, a single garage and an enclosed rear garden.

You step into a welcoming hallway with doors through to the sitting room and hobbies room. The L shaped sitting room is front aspect with a large picture window and offers plenty of space for furniture. Next to the sitting room is what was the former single garage now converted into an additional reception space, hobbies room or playroom with a large front aspect window. From the hallway steps lead up to the half landing with doors to the shower room, kitchen/dining room and bedroom.

The kitchen/dining room is rear aspect with a range of modern eye and base level units together with integrated appliances. There is plenty of space for a dining table and there are windows overlooking the rear garden. Next to the kitchen is a double bedroom opposite a shower room with a matching three-piece suite. Further steps lead up to the landing with access to the bedrooms and bathroom. The master bedroom is front aspect, enjoying an open aspect towards town. Along one wall are a range of useful built-in wardrobes. Next to the master bedroom is another double bedroom or office space with a door through to an adjoining double bedroom which again has a great view and an extensive range of built-in wardrobes. Finally there is a single bedroom with a velux window. All the bedrooms share a family bathroom, which has recently been re-fitted with a matching four-piece suite including a separate shower enclosure.

In front of the property is a large brick paved driveway offering off-road parking for at least 3 vehicles. To one side of the driveway is an area of lawn with a path leading down the side of the property to the entrance door. The rear garden is found fully enclosed to all sides and is predominately laid to lawn ideal for children and pets.



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 7DX. The property can be found via Western Road and turn left down Carboth Lane. At the T junction turn left and left again into Meadowside. Follow the road along and take the right hand turning into Highfield Park Road and follow this road for a short distance where the property can be found on the left hand side.

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Entrance Hallway

Living Room

17'11" max x 16'7" max (5.47m max x 5.06m max)

Home Office / Play Room

13'2" x 7'10" (4.02m x 2.40m)

Garage

16'1" x 10'8" (4.91m x 3.27m)

First Floor

Kitchen

14'6" x 9'7" (4.44m x 2.94m)

Shower Room

6'9" x 3'11" (2.06m x 1.20m)

Bedroom 1

13'11" x 9'11" (4.25m x 3.03m)

Second Floor

Bedroom 2

13'4" x 11'8" (4.08m x 3.56m)
Including Wardrobes

Bedroom 3

11'7" x 11'1" (3.55m x 3.40m)

Bedroom 4

11'4" x 10'5" (3.47m x 3.19m)
Including Wardrobes

Bedroom 5

9'11" x 6'0" (3.04m x 1.84m)

Bathroom

8'3" x 7'10" (2.53m x 2.39m)
With Airing Cupboard

Services

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

Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 64 | 75 |
| England & Wales | EU Directive 2002/91/EC | |

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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