

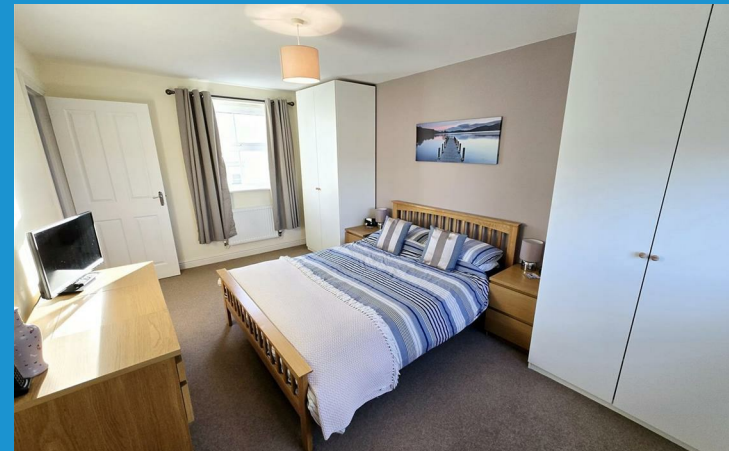


Honeysuckle Gardens

Launceston | Cornwall



Town • Country • Coast

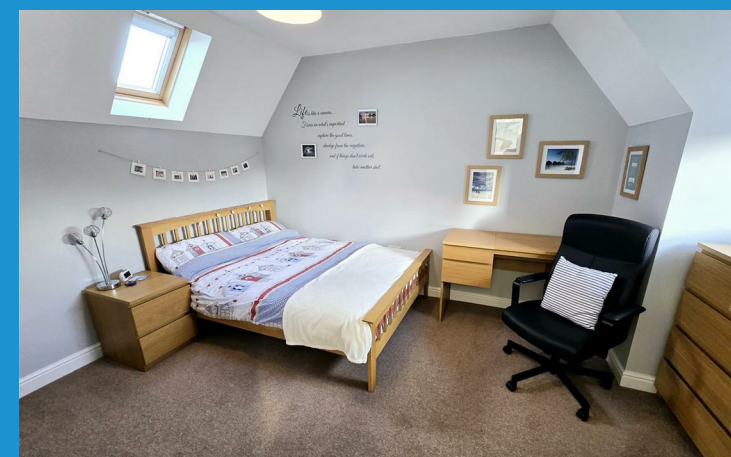


A spacious 4 bedroom family home situated in a popular development with accommodation arranged over 3 floors and a driveway with a garage to the rear. This well presented family home has no onward chain and features 4 double bedrooms with far reaching countryside views at the rear enjoyed from the main and second bedrooms.

The accommodation includes an entrance hallway, spacious living room with patio doors to the garden, open-plan kitchen and dining room alongside a cloakroom/WC on the ground floor plus a useful utility room with space for appliances and a back door to the garden. On the first floor there are 2 generous bedrooms with the main bedroom en-suite alongside a family bathroom. On the second floor there are 2 further bedrooms, all 4 of the bedrooms are spacious double rooms.

The driveway is at the rear with the garage situated under a coach house. The rear garden is enclosed and well stocked with a range of plants and shrubbery. There is a patio area immediately to the rear of the property, accessed via the living room alongside a brick built BBQ. A side gate provides access to the parking area and garage. At the far end of the garden, there is a decked seating area with steps down to a storage area at the far end.

The property has double glazing and mains gas central heating with no onward chain.



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. Launceston has a few national outlets including Tesco, M&S Food and Costa Coffee. The town also offers a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9GD. What Three Words for the property is 'appealing.preoccupied.lawns' and this will take you directly to the property. From our office exit Launceston along Tavistock Road passing Tesco. At the roundabout take the first left. At the mini roundabout turn into Snowdrop Crescent and immediately right into Bluebell Way. Follow this road and at the cross road turn right into Honeysuckle Gardens. Follow this road where the property will be seen on your left hand side.

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Entrance Hallway

Cloakroom
4'9" x 3'1" (1.46m x 0.95m)

Living Room
16'3" x 9'10" (4.96m x 3.02m)

Kitchen / Dining Room
16'3" x 9'6" (4.97m x 2.90m)

Utility Room
6'6" x 4'5" (2.00m x 1.36m)

First Floor

Master Bedroom
16'3" x 10'1" (4.96m x 3.09m)

En-suite
7'1" x 4'5" (2.16m x 1.36m)
2.16m narrows to 1.39m

Bathroom
6'11" max x 5'6" (2.13m max x 1.68m)

Bedroom 2
10'5" x 9'10" (3.20m x 3.00m)

Second Floor

Bedroom 3
11'6" x 9'9" (3.53m x 2.99m)

Bedroom 4
11'6" x 10'1" (3.53m x 3.08m)

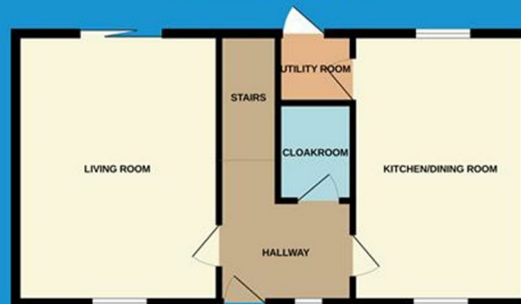
Services

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

Agent Note

Management Charge - Circa £58 every 6 months. Meadfleet maintain green areas on the estate and the area to the rear of the property.
The property is freehold and the garage is leasehold as it is under a coach house.

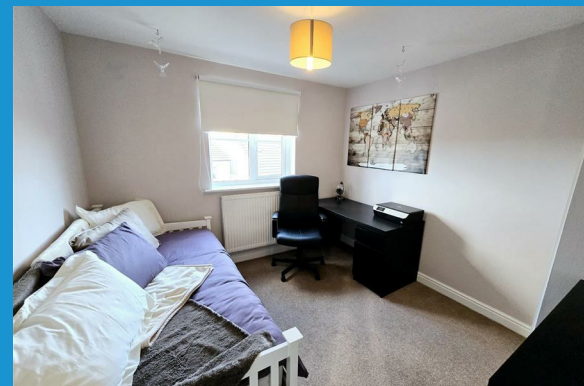
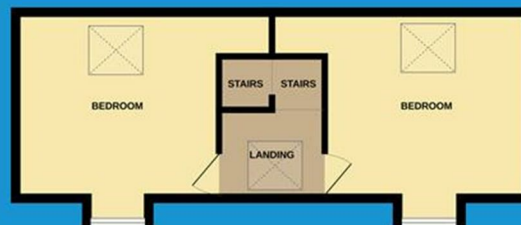
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(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		

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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