



Launceston | Cornwall



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Adjoining an open green view to the rear is this attractive modern link detached home offering 4 bedrooms and 2 bathroom. There is an enclosed West facing garden with a detached garage and plenty of off road parking.

You step into a welcoming hallway with access to all the ground floor accommodation. There is also a useful cloakroom. The sitting room is front aspect and a generous size. Adjoining the sitting room is a rear aspect dining area with French doors enjoying a private outlook over the rear garden. The Kitchen/Breakfast has a range of modern eye and base level units with integrated appliances leaving space for a breakfast table if required. There is a side door out to the carport and driveway.

On the first floor are 4 bedrooms and 2 bathrooms. The master bedroom is very well presented offering plenty of space for a king size bed. A door opens into the generous en suite shower room. Bedroom 2 is another great size double bedroom. Bedroom 3 overlooks the rear garden with a lovely view. Finally bedroom 4 is a quirky bedroom with a dressing area and bedroom space perfect for a teenager wanting extra space. This room also has 2 rear aspect windows with a view over the garden. The family bathroom has a matching 4 piece suite together with a shower over the bath.

To the side of the property is a covered car port with driveway parking for 2 vehicles in tandem. At present our vendor have erected a fence at the end of the driveway to create a larger garden. However this fence could be removed offering access to the detached single garage. The rear garden is fully enclosed to all sides perfect for children and pets alike. There is a feature glazing at the end of the garden which gives an open aspect out to the green area behind the property. The garden is predominately laid to lawn with a large wood deck adjoining the French doors of the dining room ideal to enjoying the setting sun.



Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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. 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 postal code for the property is PL15 8GX. From the town centre, proceed towards Bude on St Thomas Road and drop down the hill, through the traffic lights and take the left hand turning. Follow this road along by the river and past the bowling club. Turn right into Riverside Mills where the property will be seen ahead.

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Entrance Hallway

WC

6'11" x 3'1" (2.12m x 0.94m)

Kitchen

15'0" max x 10'0" max (4.58m max x 3.05m max)

Dining Room

10'9" x 8'3" (3.29m x 2.52m)

Living Room

13'9" x 10'9" (4.20m x 3.29m)

First Floor

Bedroom 1

14'8" x 10'4" (4.48m x 3.16m)

Bedroom 2

12'6" x 10'9" (3.82m x 3.28m)

Bedroom 3

10'8" max x 9'8" max (3.27m max x 2.97m max)

Bedroom 4

10'3" x 5'2" (3.14m x 1.58m)

Bedroom 4 Dressing Area

10'0" x 6'4" (3.07m x 1.94m)

Garage

Car Port

24'8" x 9'5" (7.53m x 2.89m)

Services

Mains Electricity, Gas, Water and Drainage

Council Tax Band D

Agents Note

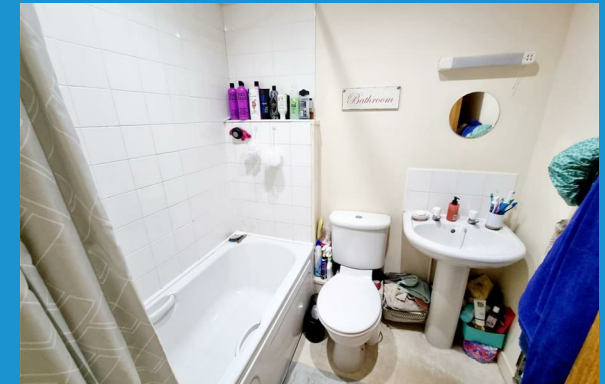
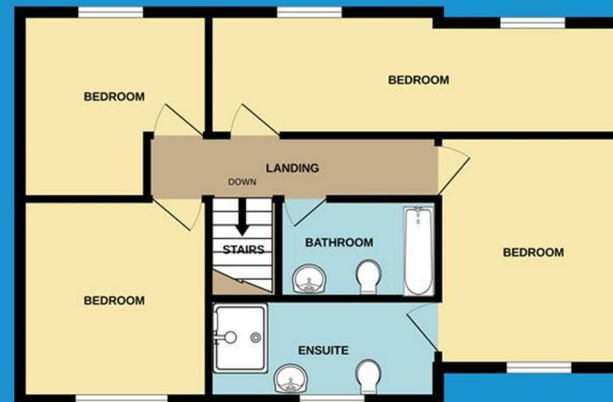
The property is Freehold but the development does have a management charge - TBC per annum

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		
	75	85
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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