



Chestnut Drive
Launceston | Cornwall

Asking Price £295,000



This immaculate 3 bedroom semi-detached townhouse offers spacious living accommodation, ample parking and 3 bedrooms. This property is the perfect family home and is conveniently located on a popular modern development on the fringe of Lancaster; boasting energy efficient solar panels the property provides an eco-friendly and cost effective way of living.

The main living accommodation can be found on the first floor. The kitchen/diner spans the entire width of the property to the rear and enjoys french doors opening onto a useful patio area, perfect for family BBQ's or entertaining. The kitchen offers a range of eye and base level units as well as space for freestanding kitchen appliances. There is also space for a large dining table. The living room is front aspect and is a fantastic size, enjoying views of the surrounding countryside and toward Kit Hill. A Juliette balcony also offers the opportunity for a sense of indoor/outdoor living. A family bathroom can be found on the first floor.

Three generous bedrooms can be found on the second floor. The Master bedroom is rear aspect and offers ample space for freestanding bedroom furniture and views of the garden. The en-suite has a large walk-in shower enclosure. The second and third bedrooms are front aspect also enjoying views over the surrounding countryside and both offering space for freestanding furniture. Bedroom 3 is currently used as a dressing room or potential home study.

On the ground floor a W/C can be found with built in shower enclosure. There is also access to the garage, of which our vendors have altered to create a home bar. There is also an option for potential buyers to have the partition wall removed by our vendors if they wish for the garage to be returned to its original state.

The rear garden offers a useful patio area as well as a small area laid to lawn and views of the nearby countryside. To the front is parking for 2 cars as well as an EV charger available by separate negotiation.



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 for the property is PL15 9GN. The What3Words are 'assess.twinkled.diverts' this will take you to the property. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right-hand side and cross over the A30 dual carriageway. At the roundabout, take the second exit then the next right turn into the development. Follow the road down the hill where the property will be seen at the very bottom on the left.

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Entrance Hallway

WC / Shower Room
10'4" x 2'11" (3.16m x 0.90m)

Storage Cupboard

Integral Garage

First Floor

Kitchen / Dining Room
16'0" x 10'2" (4.89m x 3.10m)

Living Room
16'0" x 12'2" (4.90m x 3.73m)
3.73m extends to 4.87m

Second Floor

Bedroom 1
16'0" x 10'5" (4.90m x 3.19m)

En-suite
6'11" x 5'0" (2.11m x 1.53m)

Bedroom 2
13'0" x 8'4" (3.97m x 2.55m)

Bedroom 3
11'10" x 7'5" (3.62m x 2.27m)

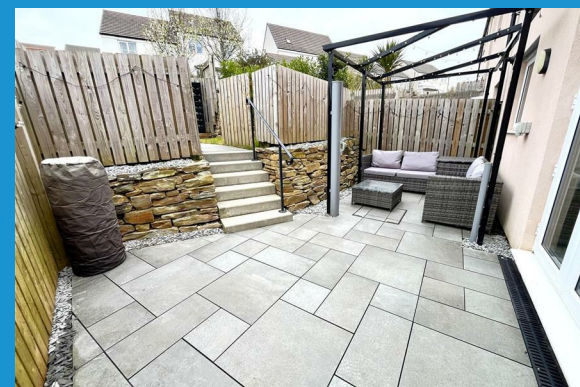
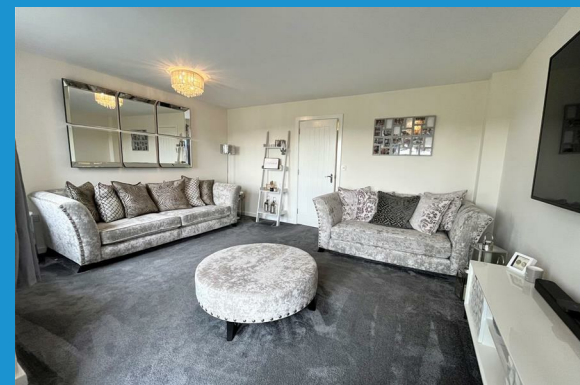
Bathroom
6'4" x 5'6" (1.95m x 1.69m)

Services
Mains Electricity, Water, Gas and

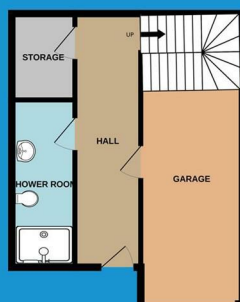
Drainage.
Mains Gas Central Heating.
Council Tax Band C.

Agent Note
The property own the solar panels however the battery is available by separate negotiations.

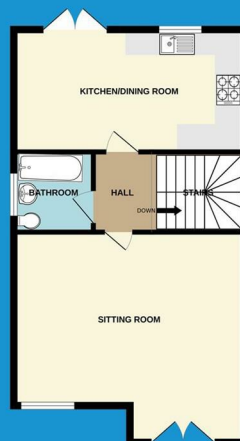
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



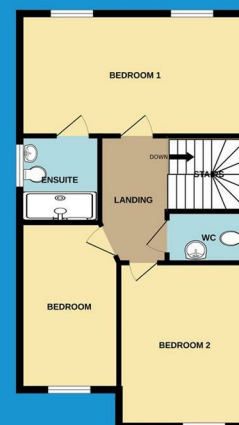
Ground Floor



First Floor



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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