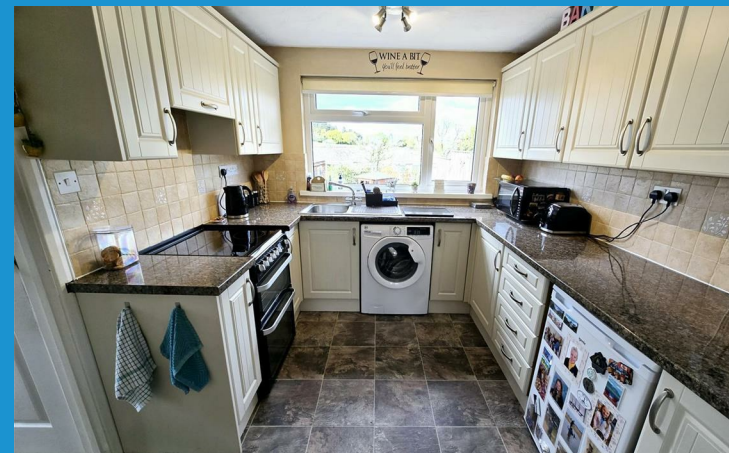




St. Johns Road
Launceston | Cornwall



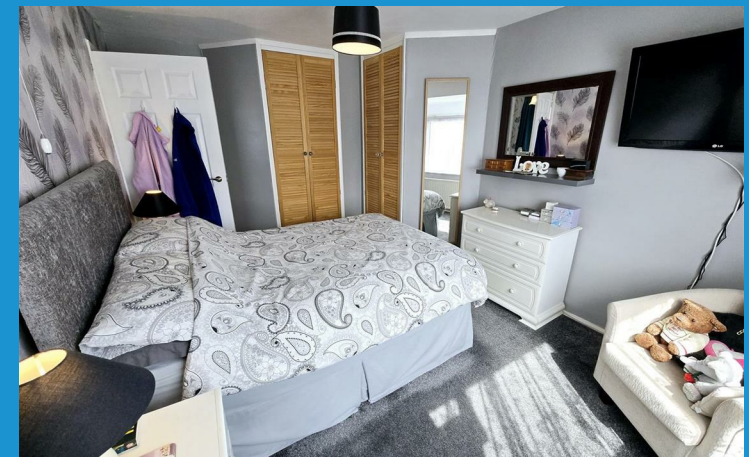
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A spacious 3 bedroom semi-detached property situated in a popular residential area with ample off-road parking, garage and a generous larger than average established garden. The property can be found on the outskirts of Launceston and offers good access to the local amenities and a Primary School.

At the front of the property there is a spacious driveway providing off-road parking with gated access to the side where there is an enclosed area and the garage which has an additional workshop at the rear. Entrance to the property is into an entrance porch and hallway where there are the stairs to the first floor and a door to the living room. The living room is open-plan to the dining room, providing a spacious reception area. A door leads into the kitchen which has a fitted range of wall and base units and a window at the rear overlooking the garden. There is a hallway with a side door and a utility area and downstairs cloakroom with a WC.

On the first floor there are the 3 bedrooms with a particularly spacious main bedroom alongside the family bathroom. The property has double glazing and mains gas central heating. At the rear of the property there is a patio area and a rockery garden which leads down to a further garden area which is generous in size and offers a lawned area with a range of plants and shrubbery.



Situation

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 postal code is PL15 7DD. From the town centre follow Western Road towards Pennygillam. At the traffic lights turn right and the property can be seen shortly on your right hand side.

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Porch
 5'7" x 5'1" (1.71m x 1.57m)

Living Room
 14'9" x 12'8" max (4.52m x 3.87m max)
 3.87m max narrowing into the bay window

Dining Room
 15'8" x 8'9" (4.79m x 2.69m)

Kitchen
 9'6" x 8'7" (2.90m x 2.62m)

Utility Room
 6'6" x 2'6" (1.99m x 0.78m)

Cloakroom
 5'2" x 2'6" (1.59m x 0.78m)

First Floor

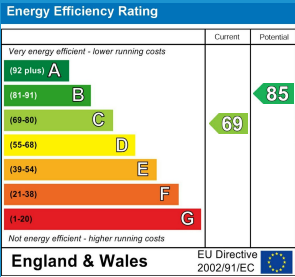
Bedroom 1
 14'9" max x 9'7" (4.50m max x 2.94m)
 4.50m max to 3.87m

Bedroom 2
 9'9" x 8'10" (2.99m x 2.70m)

Bedroom 3
 6'8" x 5'9" (2.04m x 1.76m)

Bathroom
 5'8" x 5'4" (1.74m x 1.64m)

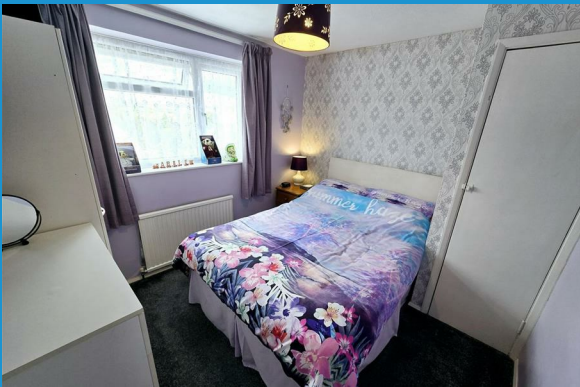
Services
 Mains Gas, Electricity, Water & Drainage.
 Gas Central Heating.
 Council Tax Band 6.



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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