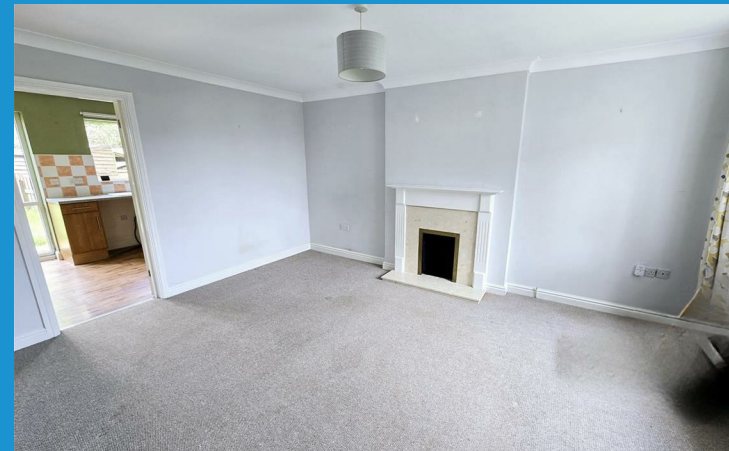
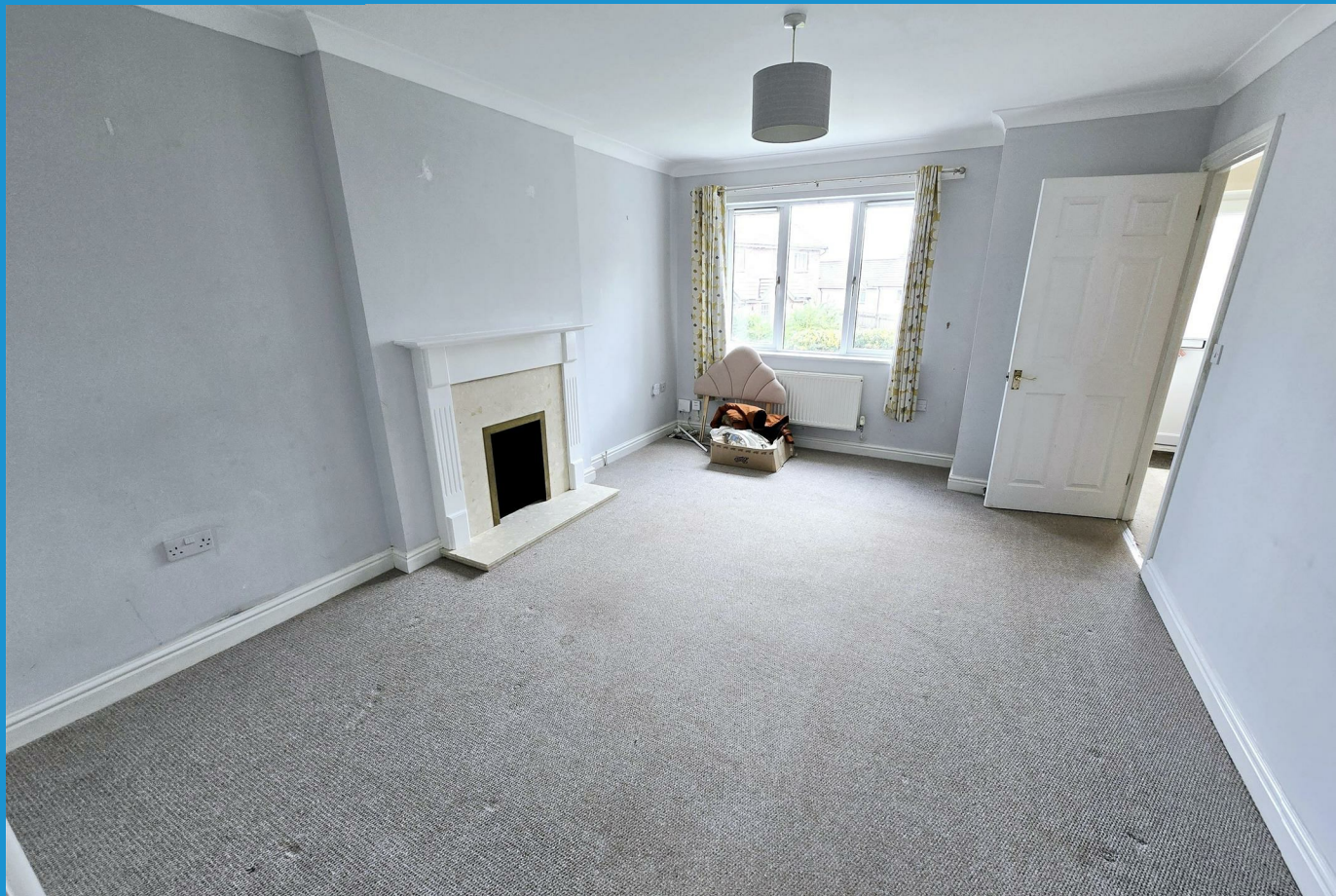




Foxglove Close
Launceston | Cornwall



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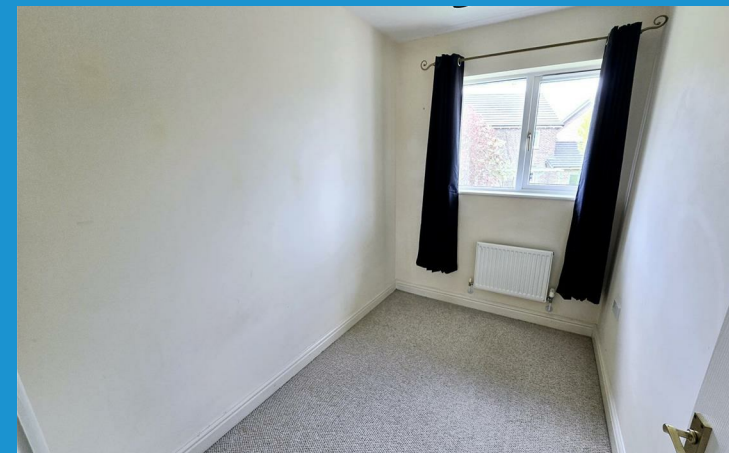


A 3 bedroom semi-detached house set in a peaceful cul-de-sac setting with ample off-road parking alongside an enclosed garden. This light and spacious modern house features an open plan kitchen/ dining room with patio doors leading into the garden.

The accommodation includes an entrance hallway with a door to a cloakroom. Off from the hallway is a spacious living room with a gas fire. The kitchen/dining room has a number of eye and base level units and patio doors that lead out to the garden.

On the first floor there are 3 bedrooms, the master bedroom is front aspect and is an impressive size. The family bathroom has a matching 3 piece suite, with a shower over the bath. Bedroom 2 is a good size double and Bedroom 3 is a single room/study. The master bedroom has far reaching countryside views.

The rear garden is accessed via the kitchen/dining room with a gate at the side leading into the parking area, where there is provision for 2 or 3 cars in tandem. The garden is laid to lawn with a patio area and fenced border.



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.

Directions

The postcode for the property is PL15 9JT. From our office, turn left onto Hurdon Road, turning right at the roundabout passing Tesco on your right hand side and cross over the A30 dual carriageway. At the next roundabout, take the first turning and within a short distance you will reach a mini-roundabout where you turn left. Take the second right into Foxglove Close where the property can be found ahead on the right hand side.

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Entrance Hallway

Cloakroom

5'5" x 2'10" (1.66m x 0.87m)

Living Room

15'5" max x 11'5" (4.70m max x 3.49m)

Kitchen / Dining Room

14'9" x 8'8" (4.51m x 2.65m)

First Floor

Bedroom 1

14'9" x 12'0" (4.52m x 3.67m)

4.52m narrowing to 3.50m

3.67m narrowing to 2.98m

Bedroom 2

8'5" x 7'2" (2.59m x 2.19m)

Bedroom 3

8'10" x 6'0" (2.70m x 1.84m)

Bathroom

6'11" x 5'6" (2.13m x 1.69m)

Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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



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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