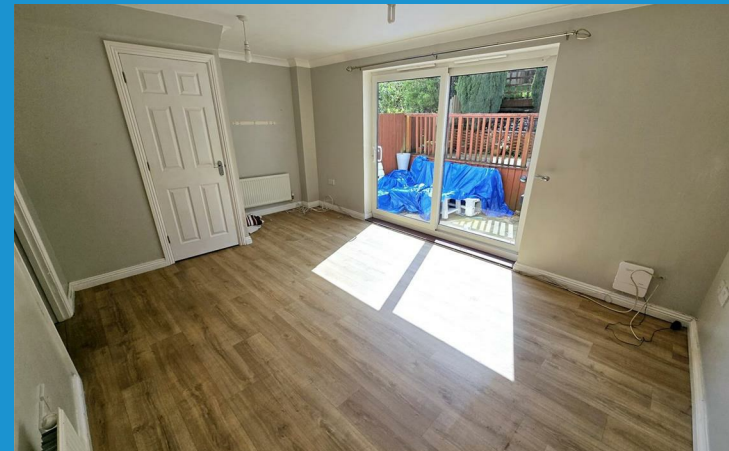
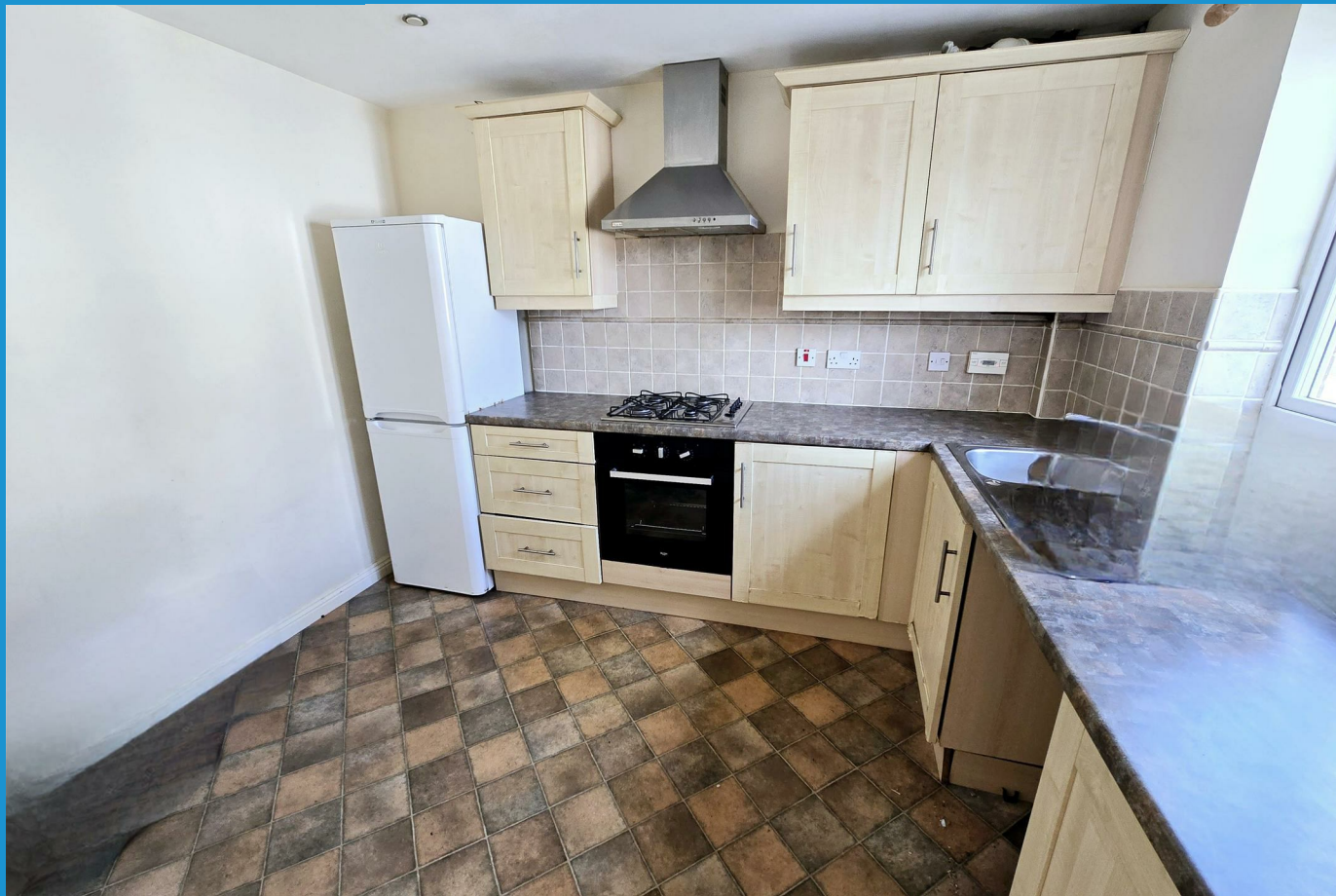




Kensey Valley Meadow
Launceston | Cornwall



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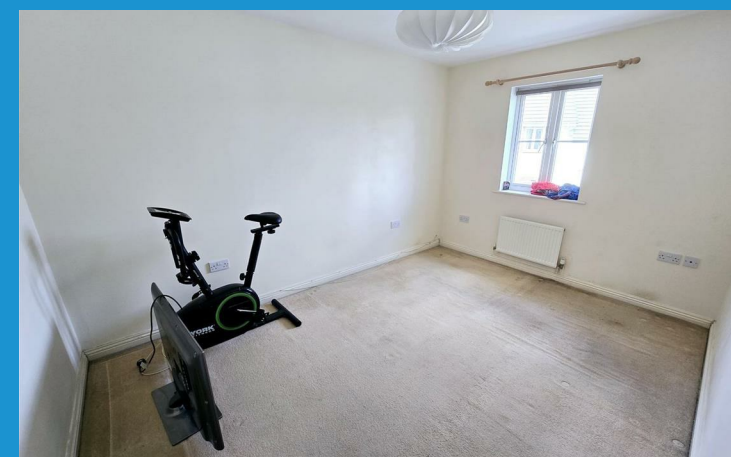
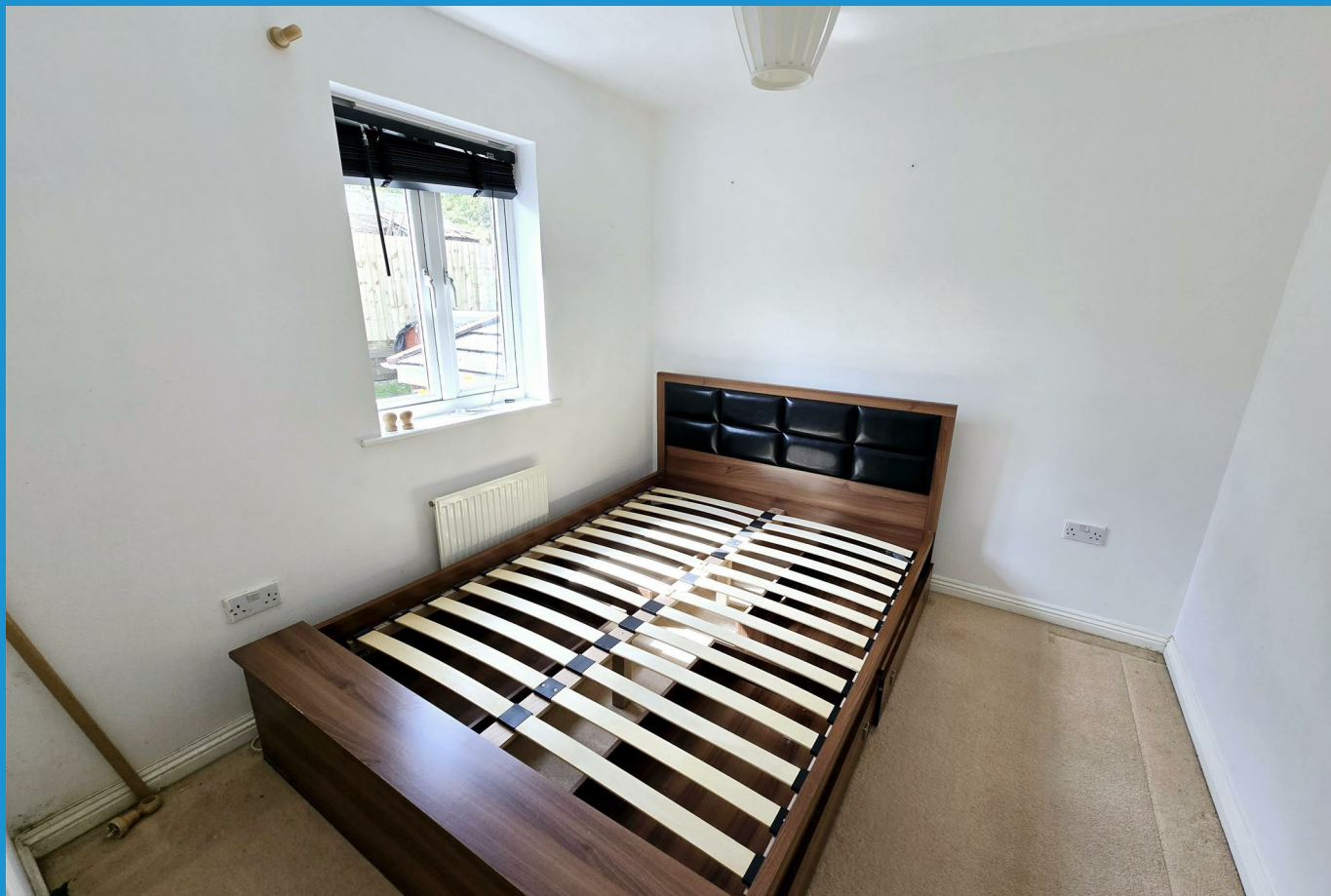


Located within a popular residential development is this 3 bedroom semi-detached modern house with a single garage and parking at the side. The property has a private and enclosed rear garden with no forward chain.

You step into a hallway with a cloakroom and staircase leading off. Straight ahead is the generous rear aspect sitting/dining room with sliding patio doors out to the rear garden. A further door opens into a useful built in storage cupboard. The kitchen/breakfast room is front aspect with a range of modern eye and base level units and voids for freestanding white goods.

On the first floor are 3 bedrooms all sharing a family bathroom. The master bedroom enjoys a view towards nearby open countryside. Bedroom 2 is another double bedroom and finally bedroom 3 is a single bedroom with a cupboard.

To the side of the property is a single garage with parking in front. A gate and path takes you into the rear garden which is tiered and fully enclosed to all sides and adjoins the allotments to the rear. Off the sitting room is a patio area ideal for outside dining. There is a raised decked area, with a lawned area at the top wrapping in behind the garage. This has further scope to be altered to a purchasers own design and style.



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 postal code for the property is PL15 9TJ. Leave Launceston using Exeter Street. Turn left down Kensey Hill. At the roundabout turn first left. At the next mini roundabout left again. Follow this road bearing left and proceed up the hill where the property will be seen on your left.

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Entrance Hallway

Cloakroom

7'3" x 3'1" (2.22m x 0.94m)

Kitchen

10'5" x 8'3" (3.18m x 2.54m)

Living Room

16'9" x 10'10" (5.11m x 3.32m)

5.11m narrowing to 4.08m

First Floor

Bedroom 1

12'7" x 9'4" (3.85m x 2.85m)

Bedroom 2

9'5" x 8'9" (2.89m x 2.69m)

Bedroom 3

8'11" x 7'1" (2.74m x 2.16m)

2.74m narrowing to 1.75m

Bathroom

6'4" x 5'5" (1.94m x 1.67)

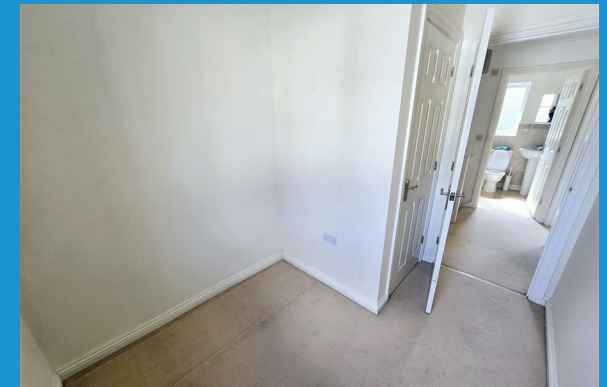
Services

Mains Electricity, Gas, Water and Drainage

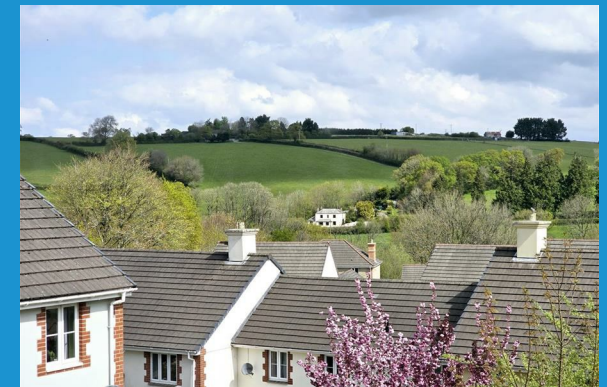
Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	90
(81-91) B		
(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



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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