



Church Lea  
Launceston | Cornwall



Town • Country • Coast





Situated in the sought after area of St Stephens is this well presented 3 bedroom bungalow. Offering spacious living accommodation and a modern layout this property is fantastic for entertaining as well as relaxing in the comfort of a beautiful home.

You enter the property into a useful porch area offering space for coats and shoes. The kitchen is equipped with a range of eye and base level units. The sitting room is down a couple of steps found opposite the kitchen, this is a fantastic space being both light and airy and perfect for entertaining as well as relaxing of an evening. The dining room can be found adjoining the sitting room and is accessed via a couple of steps off the sitting room, benefiting from a french doors out to the patio area. The integral garage offers ample storage and a rear access to the garden.

The main bedroom can be found adjacent to the dining room and is accessed via a hallway leading off the sitting room. The main bedroom is a great size and enjoys views of the garden as well as offering ample space for freestanding bedroom furniture. There is also an en-suite offering a shower over the bath. The second bedroom is another generous double room benefiting from built in wardrobes. The third bedroom, currently used as an office is a useful room also with views of the garden.

Outside the garden is perfect for relaxing in the sun and enjoying the stunning views back across towards the town with the historic Launceston Castle as its focal point. There is a delightful decking area for enjoying the outdoors. A patio can be found to the side of the property and offers a pleasant suntrap in the afternoon sun. The driveway offers parking for one car and there is also on street parking available. The front garden is well stocked and offer's scope for more off road parking.





### 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 peninsular 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 8QZ. What Three Words 'booster.clinking.limped' will take you to the property. From the town centre, proceed along St Thomas Road and through the traffic lights at Newport. At the mini roundabout drive straight over and onto St Stephens Hill and proceed up the hill and turn left into St Cuthberts Close. Follow this road bearing right into Church Lea and the property will be seen on the right hand side.

[www.viewproperty.org.uk](http://www.viewproperty.org.uk)

[sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



Town • Country • Coast



Entrance Hallway

Kitchen / Breakfast Room  
13'6" x 9'8" (4.14m x 2.97m )

Dining Room  
14'0" x 8'11" (4.29m x 2.74m )

Living Room  
19'7" x 13'8" (5.99m x 4.17m )

Bedroom 1  
12'0" x 11'1" (3.66m x 3.40m )

Ensuite  
7'6" x 6'5" (2.31m x 1.96m )

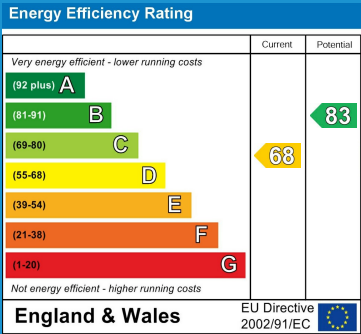
Bedroom 2  
11'3" x 9'8" (3.45m x 2.95m )  
Fitted Wardrobes

Bedroom 3  
8'5" x 7'1" (2.57m x 2.18m )

Bathroom  
6'9" x 5'6" (2.08m x 1.70m )

Integral Garage  
16'11" x 8'2" (5.16m x 2.49m)

Services  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band E



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.

01566 706706 | sales@viewproperty.org.uk  
www.viewproperty.org.uk



Town • Country • Coast