



Chestnut Drive
Launceston | Cornwall



Town • Country • Coast



Situated within a newly established development is this well presented detached home with modern decor and floor coverings. The property has 4 bedrooms, 2 bathrooms and 2 separate reception rooms.

Leading off a welcoming hallway is a sitting room with French doors over looking the garden and a feature media wall. There is also a separate kitchen with utility room, dining room and a W/C. The kitchen is dual aspect and has a range of modern eye and base level units together with integrated appliances. The ground floor has an attractive herringbone floor covering that continues throughout the 2 reception rooms.

On the first floor are 4 good size bedrooms. The master bedroom is front aspect with a view towards nearby open countryside. There is also an en-suite shower room with a double shower enclosure. Bedroom 2 is also front aspect and is a good size double. Bedrooms 3 and 4 are both rear aspect and have a lovely distant view towards Dartmoor and nearby open countryside. The family bathroom has a matching 4 piece suite that includes a separate shower enclosure.

In front of the property is off road parking for 2 vehicles plus a single garage and a small low maintenance garden. Adjoining the rear of the property is a patio enclosed by feature glazed balustrade. From here steps lead down to a terraced garden with feature dry stone retaining walls and artificial grass. Further steps lead down to the lower terrace which is sheltered and again has a feature dry stone wall. Access is given down the side of the property and is enclosed by a wooden gate.



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 this property is PL15 9GN. What Three Words 'behave.practical.thank' 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 where the property will be seen on your left hand side.

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Entrance Hallway

Sitting Room
14'6" x 12'2" (4.42m x 3.73m)

Dining Room
11'3" x 9'1" (3.45m x 2.77m)

Kitchen
10'7" x 9'8" (3.23m x 2.95m)

Utility Room
6'3" max x 5'1" (1.93m max x 1.57m)

W/C
5'4" x 3'2" (1.65m x 0.97m)

First Floor Landing

Bedroom 1
13'11" x 12'7" (4.26m x 3.85m)
3.85m narrowing to 3.26m

En-Suite
6'3" x 5'1" (1.91m x 1.57m)

Bedroom 2
14'0" x 8'9" (4.29m x 2.69m)

Bedroom 3
12'4" x 9'3" (3.78m x 2.84m)

Bedroom 4/Office
9'7" x 9'0" (2.93m x 2.76m)
2.93m narrowing to 2.58m
2.76m narrowing to 1.91m

Bathroom
8'5" x 6'3" (2.57m x 1.93m)

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

Agents Note
We have been informed there is an estate management charge circa £200 per annum.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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	

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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