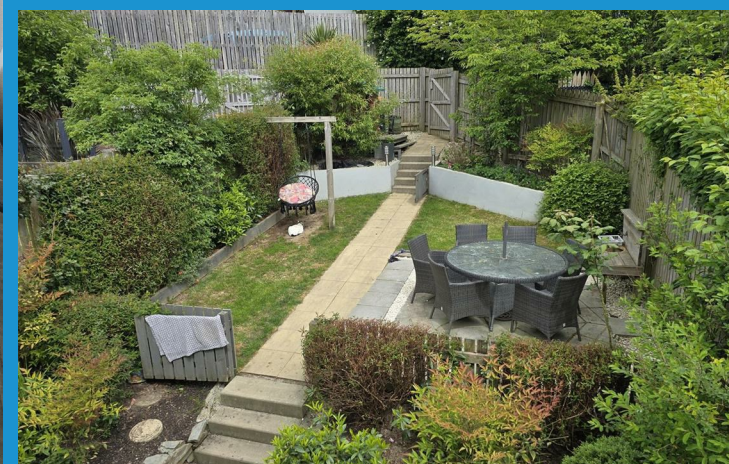
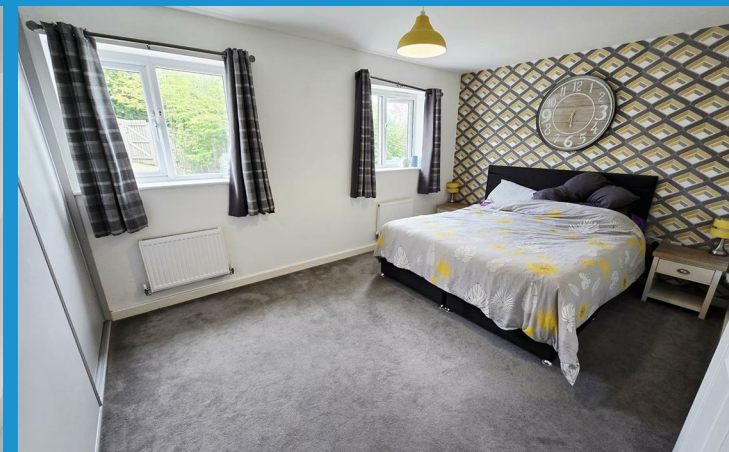




Chestnut Drive
Launceston | Cornwall



This spacious 3 bedroom semi-detached house offers spacious living accommodation with ample parking and a garage. This property is the perfect family home and is conveniently located on a popular modern development on the fringe of Launceston with an enclosed landscaped garden at the rear.

On the ground floor a W/C can be found with built in shower enclosure. There is also access to the garage and a very useful utility cupboard with space for appliances.

The main living accommodation can be found on the first floor. The kitchen/diner spans the entire width of the property to the rear and enjoys french doors opening onto a useful patio area, perfect for family BBQ's or entertaining. The kitchen offers a range of eye and base level units as well as space for freestanding kitchen appliances. There is also space for a dining table. The living room is front aspect and is a fantastic size, enjoying views of the surrounding countryside. A family bathroom can be found on the first floor.

On the second floor you will find 3 generous bedrooms. The Master bedroom is rear aspect overlooking the garden with fitted wardrobes and an en-suite shower room. The second and third bedrooms are front aspect also enjoying views over the surrounding countryside and both offering space for freestanding furniture.

The rear garden offers a useful patio area with a central pathway, lawned areas and a raised area at the top of the garden with gated access to a communal pathway at the rear. To the front is parking available and access to the garage.



Situation

Launceston is an ancient town steeped in history with the imposing Launceston Castle overlooking the town and surrounding area. 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 postcode for the property is PL15 9GN. The What3Words are 'assess.twinkled.diverts' this 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 down the hill where the property will be seen on the left.

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Entrance Hallway

Garage

18'10" max x 8'4" (5.75m max x 2.55m)
5.75m narrowing to 4.86m

Shower Room

13'0" x 2'11" (3.97m x 0.89m)

Utility Room

5'8" x 2'11" (1.73m x 0.90m)

First Floor

Living Room

15'8" max x 16'0" max (4.80m max x 4.90m max)
4.80m narrowing to 3.79m

Kitchen/Dining Room

16'0" x 10'2" (4.90m x 3.12m)

Bathroom

6'5" x 5'7" (1.96m x 1.71m)

Second Floor

Bedroom 1

14'2" x 10'5" (4.32m x 3.20m)

En-suite

6'9" x 5'0" (2.07m x 1.53m)

Bedroom 2

12'0" x 7'5" (3.66m x 2.28m)

Bedroom 3

12'9" x 8'3" (3.90m x 2.54m)

WC

4'11" x 2'10" (1.51m x 0.88m)

Services

Mains Electricity, Gas, Water and Drainage.
Council Tax Band C

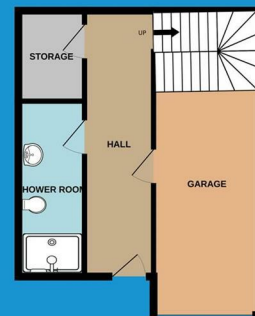
Agent Note

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

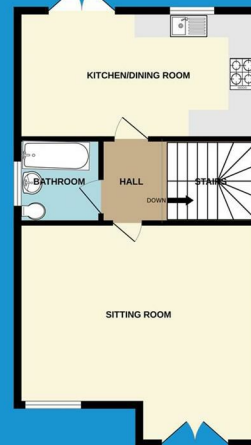
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



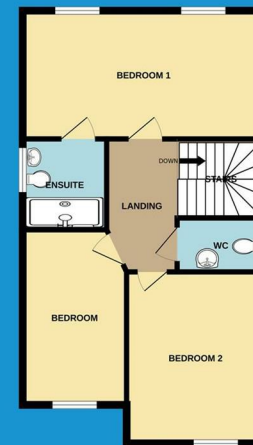
Ground Floor



First Floor



Second 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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