

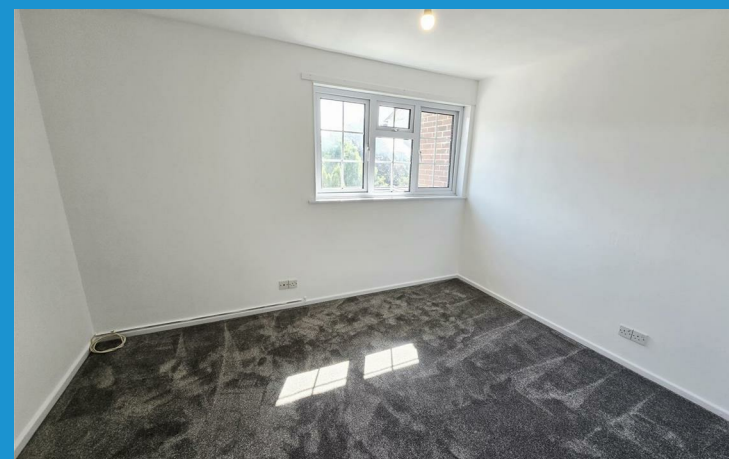
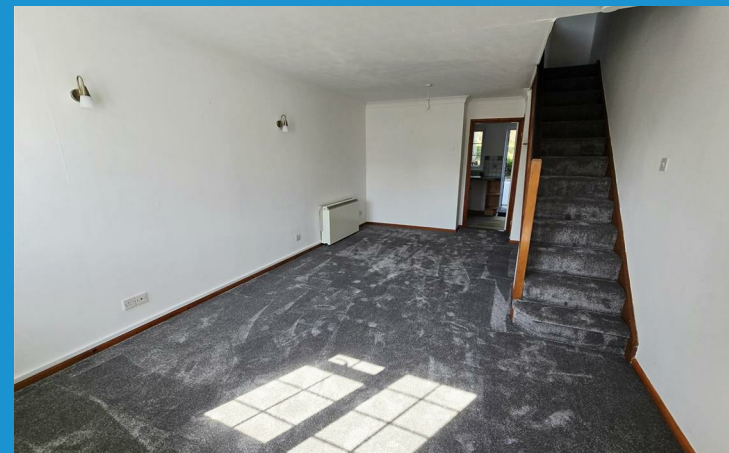


**Gendalls Way**  
Launceston | Cornwall



Town • Country • Coast





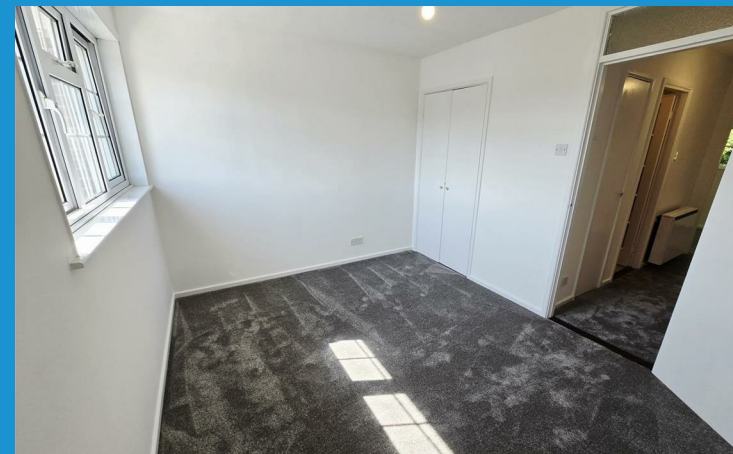
Available with no forward chain is this mid terrace modern house with 2 double bedrooms and a larger than average rear garden.

You enter the property into a small porch which in turn opens into a generous front sitting/dining room. To one corner is a built-in cupboard ideal for those everyday items. The kitchen is rear aspect with a range of eye and base level units. A door gives access to the rear garden and patio.

On the first floor there are 2 double bedrooms and a family bathroom. The master bedroom is front aspect with a view over the nearby town centre. There is a built-in wardrobe to one side of the room. Bedroom 2 is a smaller rear aspect double bedroom overlooking the garden. Finally, the family bathroom has a matching 3 piece suite.

In front of the property is a small garden with steps up to the front door. Adjoining the kitchen is a door to the rear patio area. Beyond here steps lead to an area of lawn which is L shaped and runs behind the adjoining neighbours garden. To one corner is a block built shed which could create an ideal workshop. There is a private pedestrian access into the garden. A short walk away from the property is a single garage. In front of the property is unrestricted on street parking.





### 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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 8SE. What Three Words 'acclaimed,tame.flux' will take you to the property. From the Town Centre, follow St Thomas Road, through the traffic lights and to the roundabout. Take the third exit and at the min round about turn left into Roydon road. Follow this road bearing left. Turn left into Bickford Road and proceed down the hill into Gendalls Way, where the property can be located on the right hand side.

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## Entrance Porch

**Lounge/Dining Room**  
15'9" x 10'9" (4.81m x 3.29m)

**Kitchen**  
9'4" x 5'11" (2.86m x 1.81m)

## First Floor

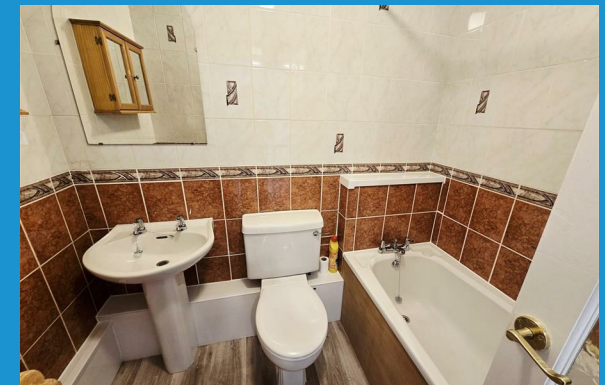
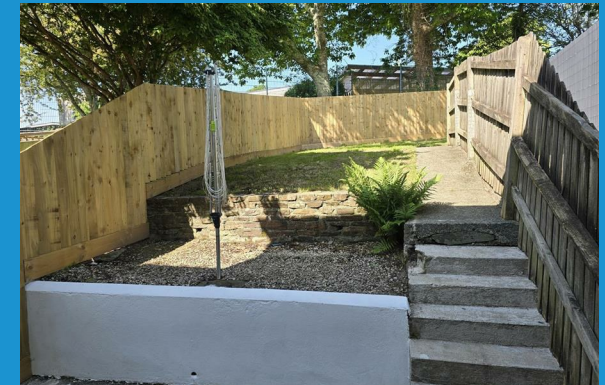
**Bedroom 1**  
10'9" x 8'3" (3.30m x 2.52m )

**Bedroom 2**  
11'0" max x 6'9" max (3.36m max x 2.06m max)

**Bathroom**  
6'8" max x 5'9" max (2.05m max x 1.77m max)

## Services

Mains Electricity, Water and Drainage.  
Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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