



Coads Green | Launceston



Town • Country • Coast





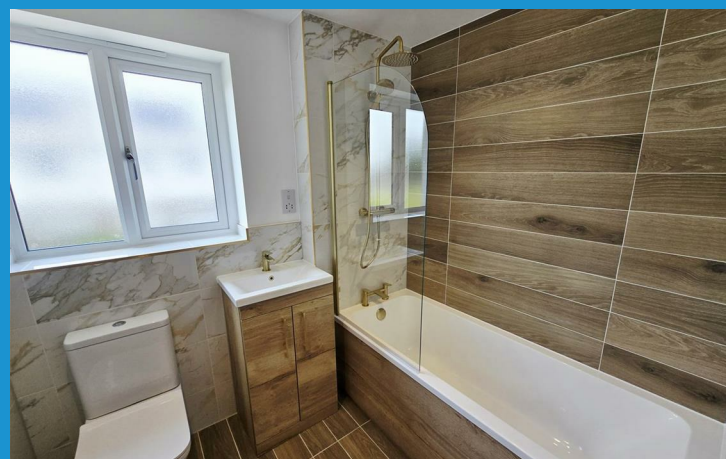
An impressive 4 bedroom detached new build property set in a peaceful tucked away village location with parking, integral garage and a generous garden at the rear alongside stunning countryside views. The property features spacious living accommodation and includes an en-suite master bedroom, generous living room and patio doors to the garden and an open-plan kitchen and dining room.

The property is set in a small cul-de-sac setting of four properties which offers buyers a tranquil lifestyle in the quiet Cornish countryside but with the mod cons of a new build including solar panels, air source heat pump and underfloor central heating on the ground floor and first floor. The ground floor accommodation is largely open plan with a spacious dual aspect living room, with great views across the garden at the rear. There is an open-plan kitchen and dining room, with a stylish fitted kitchen and integrated appliances and a window in line with the sink to frame the view. Around the corner there is a utility room with a back door to the garden.

A door from the kitchen and dining room leads into the garage which is integral with some utility units on the far wall and a back door into the garden. There is a cloakroom with a WC, understairs cupboard and a cupboard housing the underfloor heating controls in the hallway. On the first floor there are 4 double bedrooms with the bedrooms at the rear enjoying panoramic views across the garden and surrounding countryside. The master bedroom is en-suite alongside an impressive family bathroom and an airing cupboard.

There is a brick paved driveway at the front with off-road parking and access to the garage. At the rear there is an enclosed, level lawned garden with fencing at the side and a patio running alongside the rear of the property.





### Situation

The village of Coads Green lies approximately 7 miles from the town of Launceston and offers village amenities including a County Primary School, Social Centre and Methodist Chapel. Coads Green also offers good access to the towns of Liskeard and Callington, which in turn link to the City of Plymouth. The village is of equal distance to both the North & South Coasts, and an ideal spot for exploring Bodmin Moor. 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 it to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond.

### Directions

The postcode to the property is PL15 7GD. What Three Words 'wove.budget.alcove' will take you directly to the property. From Launceston, exit the town using the B3254. Proceed through the village of South Petherwin and Slipper Hill. At the crossroads at Congdons Shop, turn left signposted Coads Green. As you approach the village, take a left hand turning at the traffic calming one-way system and at the T junction turn left again. Follow this road for a short distance and the entrance to the development will be seen on your right as you leave the village.

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## Entrance Hallway

### Cloakroom

5'3" x 2'11" (1.61m x 0.90m)

### Living Room

19'7" x 11'3" (5.99m x 3.45m)

### Kitchen / Breakfast Room

19'7" x 11'7" (5.99m x 3.55m)

3.55m narrows to 2.85m

### Integral Garage

19'9" x 9'7" (6.04m x 2.93m)

## First Floor

### Bedroom 1

11'4" x 11'0" max (3.46m x 3.36m max)

### En-Suite

6'7" x 4'7" max (2.03m x 1.40m max)

### Bedroom 2

11'8" x 9'8" (3.58m x 2.95m)

### Bedroom 3

10'0" max x 8'2" max (3.05m max x 2.51m max)

### Bedroom 4

9'8" max x 9'7" (2.95m max x 2.93m)

### Bathroom

6'11" x 6'2" max (2.12m x 1.88m max)

## Services

Mains Electricity, Water and Private Drainage.

Council Tax Band T8C

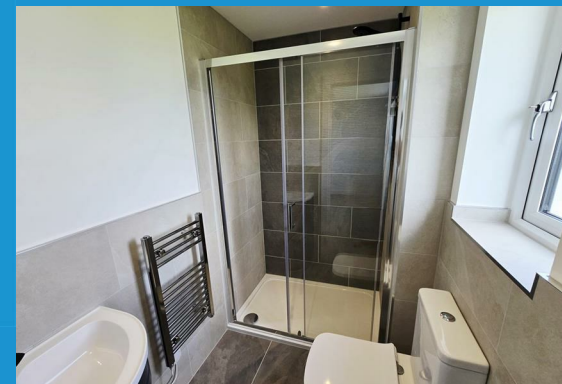
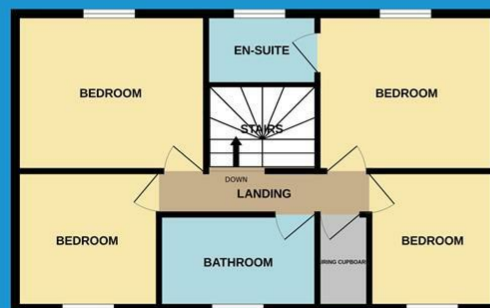
Air Source Heat Pump and Privately Owned Solar Panels

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	99	100+
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	G	
(1-20) <b>G</b>		
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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