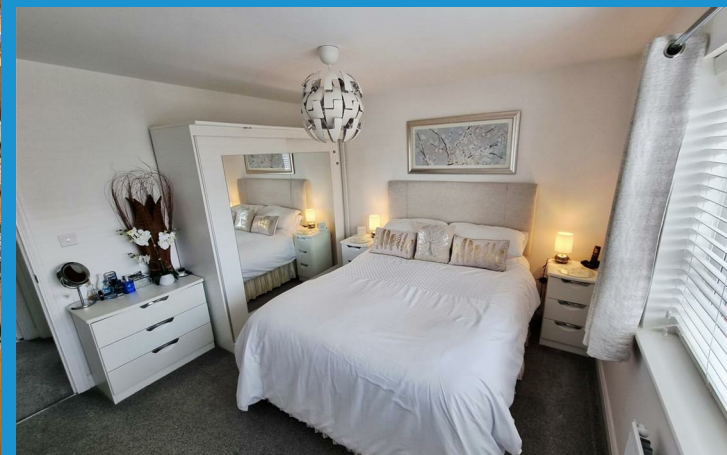




Long Meadow
Launceston | Cornwall



Town • Country • Coast



Located on a popular development is this immaculate red brick semi detached house offering 2 double bedrooms. The property benefits from side by side off road parking and a beautiful West facing garden which has been fully landscaped.

You enter the property into a hallway with stairs to the first floor. A door leads into the front aspect sitting room. There is an inner hallway with access to the kitchen/dining room and ground floor W/C. Overlooking the rear garden is a kitchen/dining room with a range of contemporary eye and base level units together with integrated appliances. Opposite the kitchen is a dining area with a useful built in storage cupboard.

On the first floor are 2 double bedrooms and a family bathroom. The master bedroom is a very generous size offering space for freestanding bedroom furniture. To one side of the bedroom are doors through to a built in wardrobe and further a built in storage cupboard. The rear aspect bedroom enjoys a view over the rear garden and is another double room. The family bathroom has a matching 3 piece suite including a shower over the bath.

In front of the property are 2 allocated off road parking spaces side by side. A private path leads to a pedestrian gate through to the level and enclosed West facing rear garden enjoying the afternoon and evening sun. This beautiful garden has been subject to a lot of time and attention by our vendors who have created a garden full of colour and interest and includes a patio area that adjoins the kitchen. To one corner is a useful garden shed perfect as a workshop.



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 postal code for the property is PL15 7FZ. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road to the top of the hill. At the T junction proceed ahead into Long Meadow where the property will be seen on your left.

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Entrance Hallway

Sitting Room
12'11" x 11'6" (3.94m x 3.53m)

Inner Hallway

W/C
5'10" x 2'9" (1.80m x 0.86m)

Kitchen / Dining Room
14'9" max x 9'3" (4.50m max x 2.82m)

First Floor Landing

Bedroom 1
11'6" x 10'11" (3.51m x 3.35m)

Bedroom 2
11'1" x 8'2" (3.40m x 2.51m)

Bathroom
6'7" x 6'2" (2.01m x 1.88m)

Services

Mains Gas, Electricity, Water & Drainage.

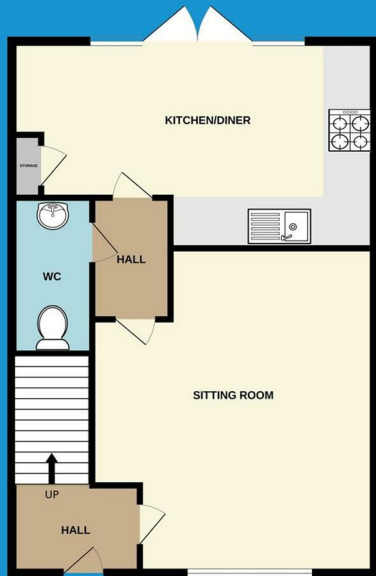
Gas Central Heating.

Council Tax Band B.

Agent Note


We have been informed there is an estate management charge TBC per annum.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	98
(81-91) B		
(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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