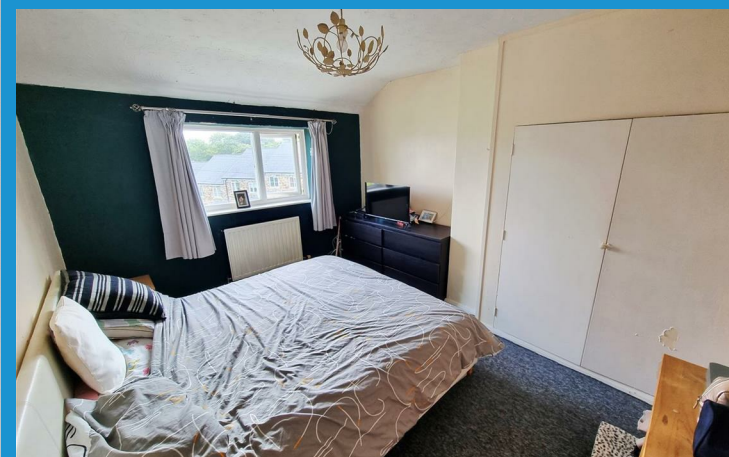
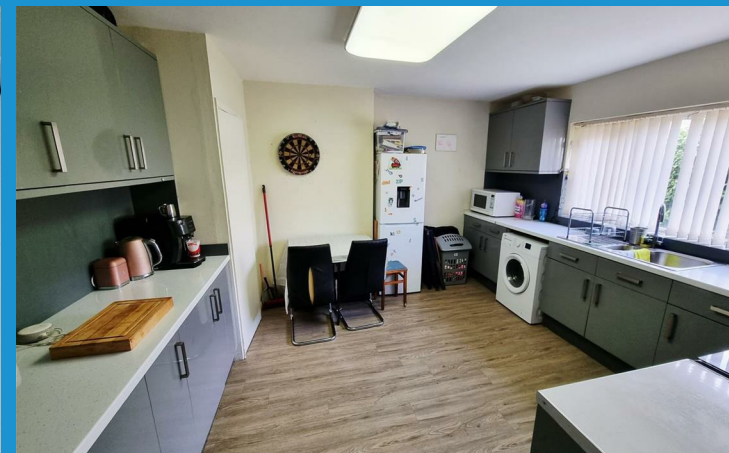




Hurdon Way
Launceston | Cornwall



Town • Country • Coast



In a convenient location for several nearby amenities including the retail park and college is this end of terrace house. Offering 3 bedrooms the property has scope to be further improved yet has a practical layout. The property has gardens to the front, side and rear plus private off road parking.

You step into a side porch with a door into the hallway. Overlooking the rear garden is the light and airy sitting room. The kitchen/dining room overlooks the front garden and offers ample eye and base level units plus space for a dining table to one side. Also on the ground floor is a separate utility room, WC and shower room (currently not in use).

On the first floor are 3 bedrooms and a family bathroom. The master bedroom enjoys a view over the rear garden and nearby green area offering a pleasant outlook. To one side of the room are doors into a floor to ceiling wardrobe. Bedroom 2 is another double bedroom with space for freestanding bedroom furniture. Finally bedroom 3 is a good size single with a built in cupboard over the stairs. The family bathroom is a great size and has a matching 3 piece suite. There is further scope to update this room and potentially incorporate a separate shower enclosure.

Immediately in front of the property is an area of lawn that adjoins the driveway for 1/2 vehicles in tandem. Subject to any planning consents required, there is scope to create further off road parking if desired. The lawned gardens are to the side and rear of the property and enjoys a sunny position. To one corner is a shed which has potential to be improved or indeed replaced with something larger.



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 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 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 and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

Directions

The postcode to the property is PL15 9HX. From our office walk out of the car park. Ahead you will see the entrance into Hurdon Way. Proceed into this road and bear right where the property will be seen on your left and side.

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Entrance Porch
3'4" x 3'1" (1.02m x 0.95m)

Hallway

WC
5'9" x 2'11" (1.77m x 0.89m)

Utility Room

Sitting Room
10'7" x 10'3" (3.23m x 3.14m)

Kitchen / Breakfast Room
12'11" x 12'4" (3.96m x 3.78m)

Shower Room
5'10" x 2'6" (1.78m x 0.77m)

First Floor

Bedroom 1
12'11" x 10'6" (3.94m x 3.22m)

Bedroom 2
10'7" x 9'11" (3.25m x 3.03m)

Bedroom 3
8'4" x 7'11" (2.55m x 2.43m)

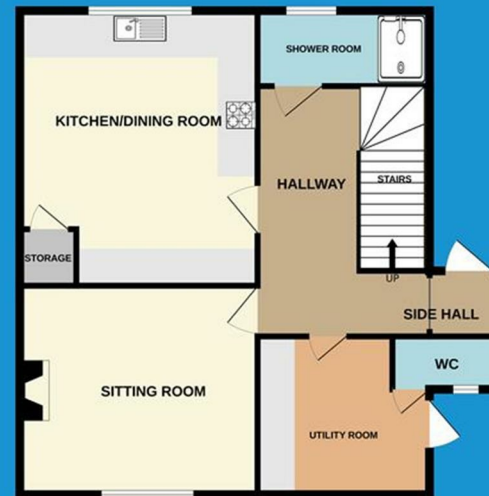
Bathroom

Services

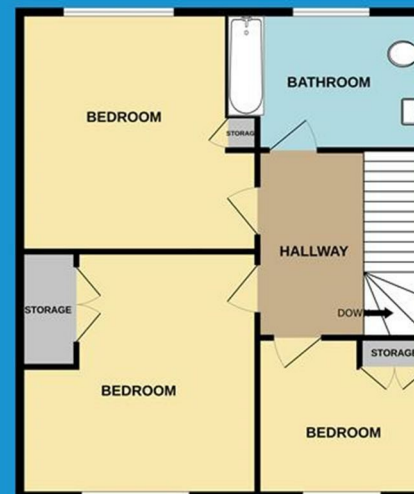
Mains Electricity, Gas, Water and Drainage
Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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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