



38 Kensey Valley Meadow
Launceston | Cornwall



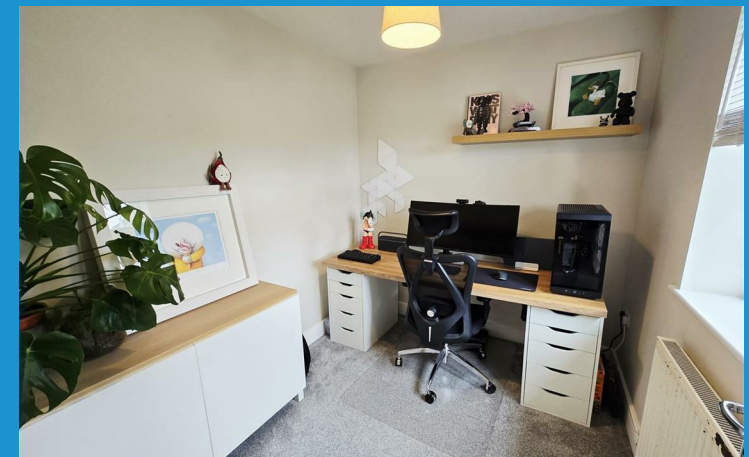
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A very well presented and spacious 2 bedroom detached coach house with a garage, situated in a tucked away location. The property has gas central heating with double glazed windows and a re-fitted bathroom.

The property is entered via a hallway on the ground floor with space for coats and shoes with stairs rising to the first floor landing. There is an open dual aspect living room/dining room with a door into the kitchen where there is a storage cupboard and a range of wall and base units. There is a stylish re-fitted bathroom alongside 2 good size bedrooms. There is a spacious single garage which is a useful storage area.

The property itself is freehold with the other garage (not owned) held on a leasehold tenure. The property is marketed for sale with no onward chain and may appeal to first time buyers or investors looking for an attractive rental property.



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 9NB. What Three Words 'sweetened.galloped.headless' will take you to the property. The property can be found by turning left at the roundabout as you approach the estate, follow this road and bear right twice, where the property can be found shortly along the road on the right hand side just before the left hand bend.

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Entrance Hallway & Stairs

Landing

Living Room
17'6" x 10'4" (5.35m x 3.15m)

Kitchen
7'5" x 5'3" (2.28m x 1.62m)

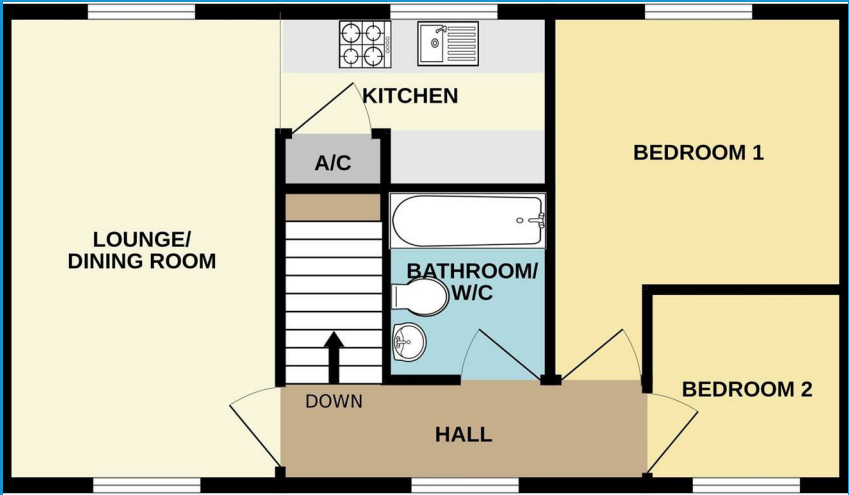
Bathroom
6'11" x 5'6" (2.12m x 1.70m)

Bedroom 1
11'11" x 9'10" (3.64m x 3.02m)

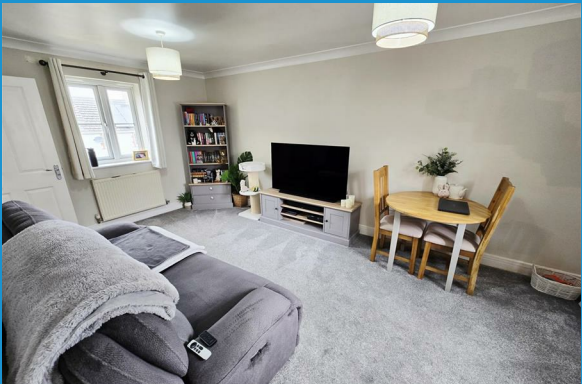
Bedroom 2
8'4" x 7'4" (2.56m x 2.25)

Services
Mains Gas, Electricity, Water & Drainage.
Gas Central Heating.
Council Tax Band A

Agent Note
While the property is freehold, one of the
garages belongs to a neighbouring property as is
held on a lease.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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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