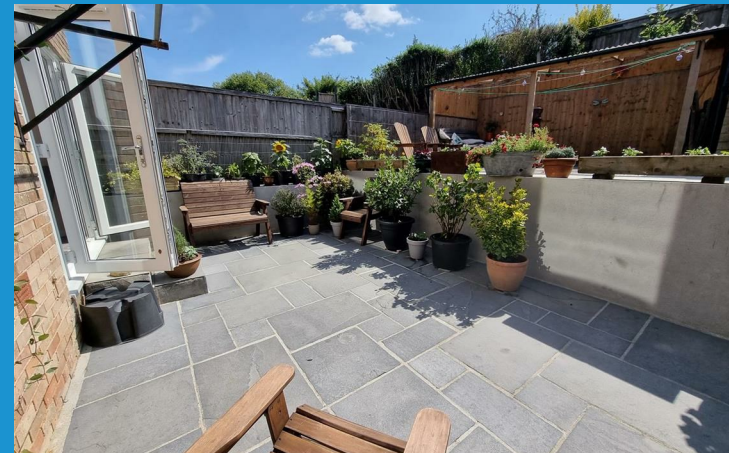




Castle Meadows
Launceston | Cornwall



Town • Country • Coast



This beautifully presented property offers 3 double bedrooms alongside driveway parking for 2 vehicles, garage and an enclosed garden at the rear. The property can be found in a peaceful and popular area and enjoys some good views of Launceston Castle, especially from the main bedroom.

The property is accessed via the front door which leads into the hallway with stairs to the first floor and a useful study area with space for a desk to work from. There is a useful utility room with plenty of room for storage and an additional sink. Stairs rise to the first floor where there is the spacious living room which has an expansive picture window at the front providing plenty of light. There are double doors which lead into the dining room which is a good sized room with patio doors out into the garden. The kitchen has a range of wall and base level units with integrated appliances. The kitchen overlooks the rear garden. There is also a useful shower room on this floor.

On the second floor there are the 3 spacious bedrooms with the main bedroom at the front of the property, being a particularly spacious room with a great view. Bedroom 2 and 3 are both at the rear of the property and both being a double with space for free standing furniture. There is also a well appointed bathroom.

At the front there is a drive with parking for 2 vehicles side by side. The garage can be accessed via the up and over door. There is side access which leads around to the rear garden. The rear garden is laid to patio with the option to throw open the doors to the dining room on a good day. Steps lead up to a further raised patio where there is a covered area and a storage shed.



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 (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 to the rest of Cornwall with great access to the beautiful coastline whilst providing great access to Plymouth and Exeter and beyond. 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 7DZ. From Launceston exit the town centre along Western Road. At the traffic lights turn right into St Johns road. After a short distance turn right into Castle Meadow and bear right. The property will be seen shortly on your right hand side.

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Entrance Hallway

Utility Room

16'8" x 4'11" (5.10m x 1.52m)

Understairs Study Area

Garage

16'8" x 8'0" (5.10m x 2.45m)

First Floor

Kitchen

10'0" x 8'10" (3.07m x 2.71m)

Dining Room

12'3" x 8'11" (3.75m x 2.73m)

Living Room

13'4" x 12'3" (4.08m x 3.74m)

Shower Room

6'7" x 3'8" (2.03m x 1.12m)

Second Floor

Bedroom 1

13'7" x 12'4" (4.15m x 3.77m)

Bedroom 2

12'4" x 9'0" (3.77m x 2.75m)

Bedroom 3

9'11" x 8'10" (3.03m x 2.70m)

Bathroom

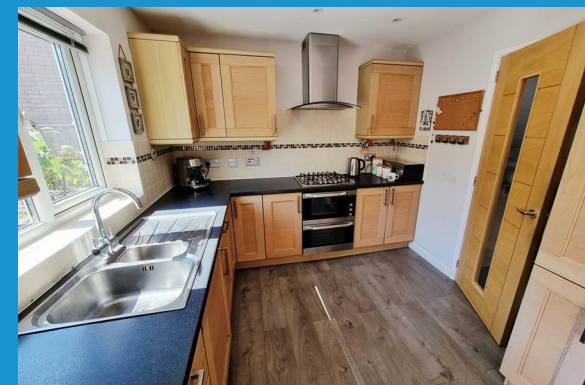
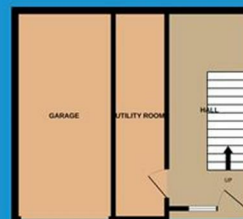
6'7" x 5'2" (2.01m x 1.58m)

Services

Mains Electricity, Gas, Water
and Drainage.

Council Tax Band C.

Ground Floor



First Floor



Second Floor



| 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 | | |
| | 73 | 78 |
| 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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