

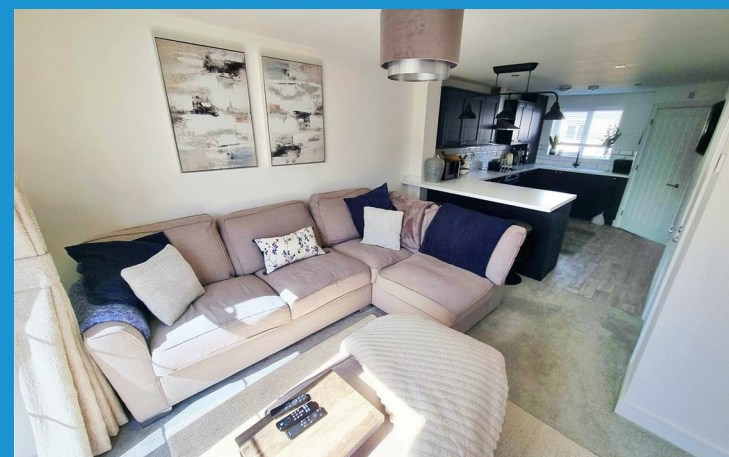
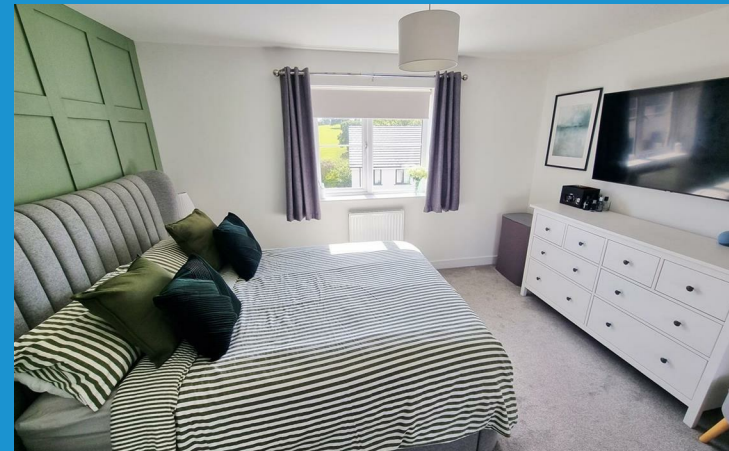
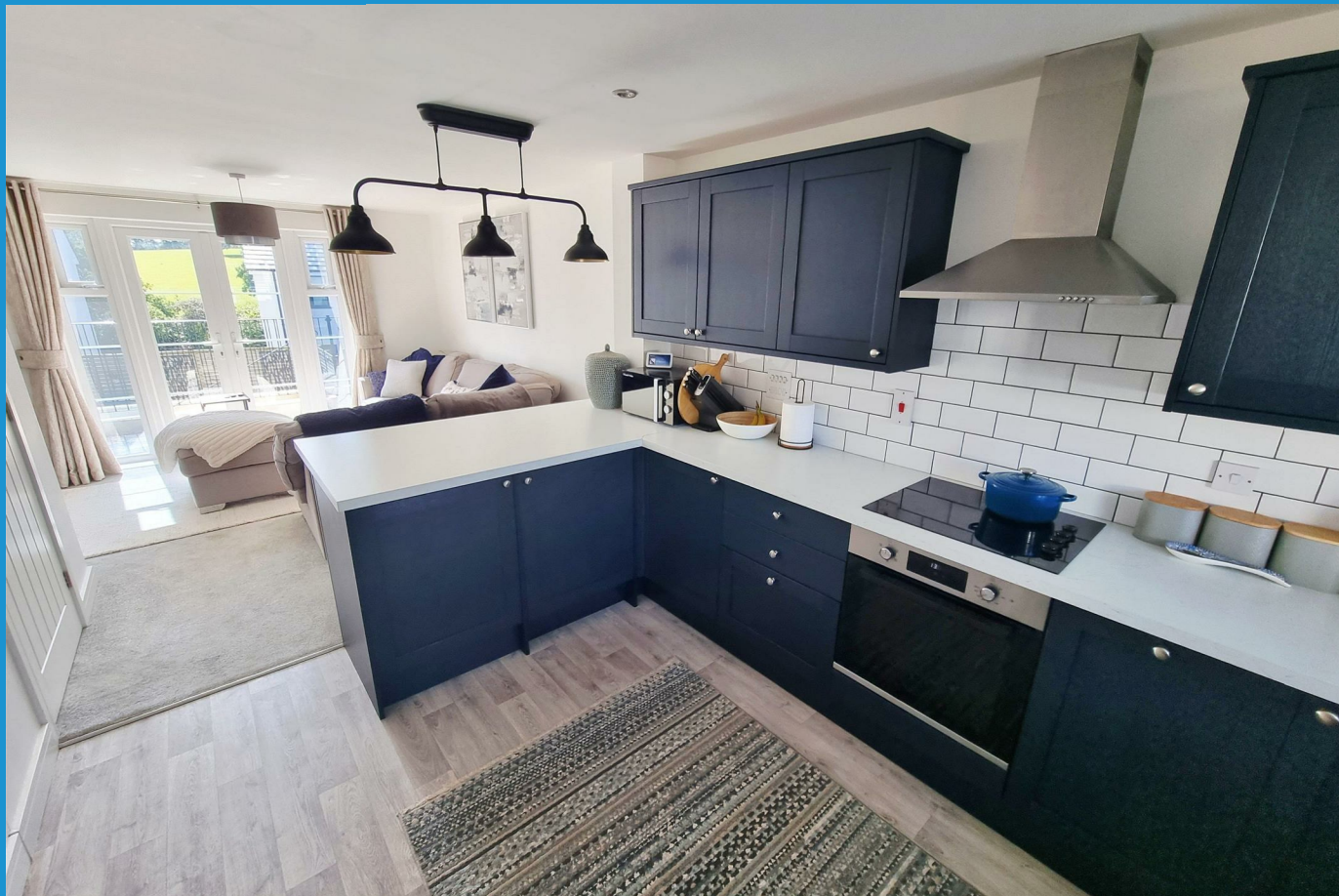


**27 Barley Rise**  
Launceston | Cornwall



Town • Country • Coast





Located on a newly established development is this modern 2 double bedroom semi detached home with an open plan kitchen/sitting/dining room. Our vendors have significantly upgraded the property in many areas to create a wonderful family home or first time purchase. There is off-road parking to the side for 2 vehicles. The property has the remainder of its 10 year NHBC warranty.

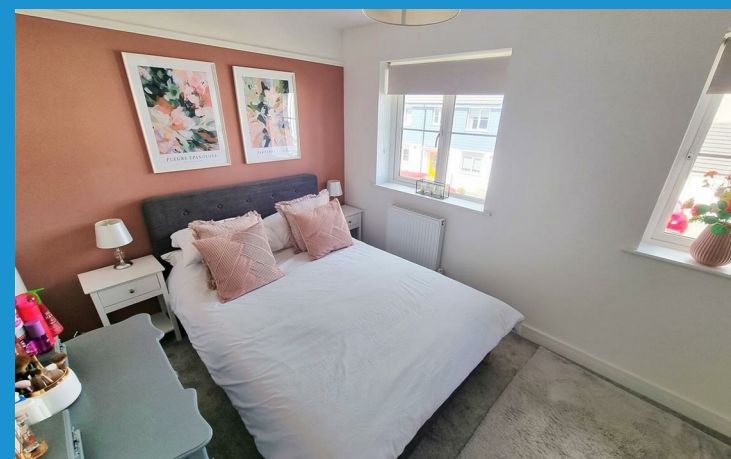
You enter into a hallway with a staircase to the first floor. A door takes you through to a light front to rear aspect open plan kitchen/dining/sitting room. The kitchen area is a good size with a range of contemporary modern eye and base level units with a range of built-in appliances. A generous breakfast bar divides the kitchen from the sitting area. The sitting room has French doors that lead out to the landscaped garden. Finally discretely located under the staircase is a refitted luxury W/C.

On the first floor are 2 double bedrooms and a family bathroom. The main bedroom is rear aspect with a view over the garden plus a glimpse towards nearby fields. There is plenty of space for freestanding furniture if desired. Bedroom 2 is another double that is front aspect and has a recess currently utilised as a home office.

To the front of the property is a small garden and to the side is tandem off-road parking for 2 vehicles. The rear garden is enclosed to all sides with a pedestrian gate from the driveway. Adjoining the sitting room is a paved patio. Beyond here is a generous area of lawn perfect for children and pets. At the bottom of the garden is a decked area ideal for outside dining. The rear garden is South facing and is a real sun trap!

During our vendors ownership they have significantly upgraded the property in most areas including tasteful decoration throughout, a refitted cloakroom, upgraded floor coverings, upgraded kitchen fitting and a re landscaped garden.





### 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 postcode for the property is PL15 9GS. From our office proceed along the A388 over the A30 flyover. At the roundabout take the third exit. At the next roundabout take the first exit into Long Field Road and take the first left. At the T junction turn right where the property will be seen on your left hand side.

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[sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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## Entrance Hallway

## Kitchen

13'7" x 9'3" (4.16m x 2.82m )

## Sitting Room

12'11" x 12'4" (3.95m x 3.77m )

3.95m narrowing to 2.83m

## W/C

5'5" x 3'3" (1.66m x 1.01m )

## First Floor

## Bedroom 1

12'10" x 9'10" (3.92m x 3.00m )

## Bedroom 2

12'10" x 8'2" (3.93m x 2.51m )

3.93m narrowing to 2.87m

## Bathroom

6'9" x 6'0" (2.08m x 1.83m )

## Services

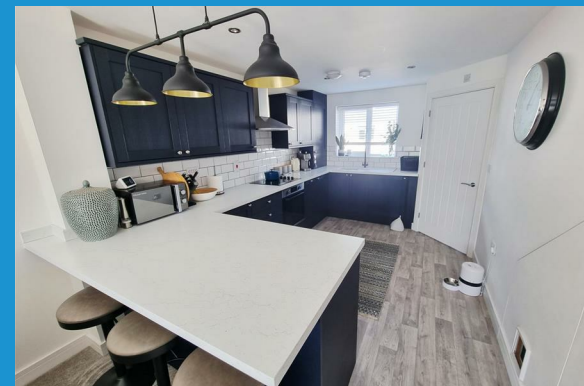
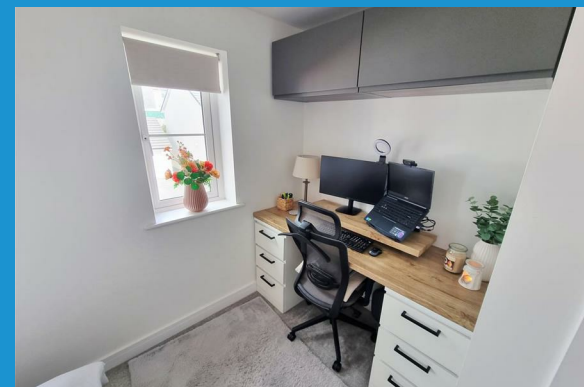
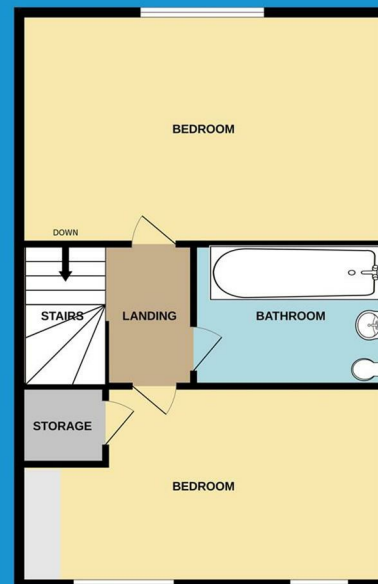
Mains Electricity, Gas, Water and Drainage.

Council Tax Band B

Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 96        |
| (81-91) B                                   | 82                      |           |
| (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.

01566 706706 | [sales@viewproperty.org.uk](mailto:sales@viewproperty.org.uk)



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