



2 Hendra Vale  
Launceston | Cornwall



Town • Country • Coast



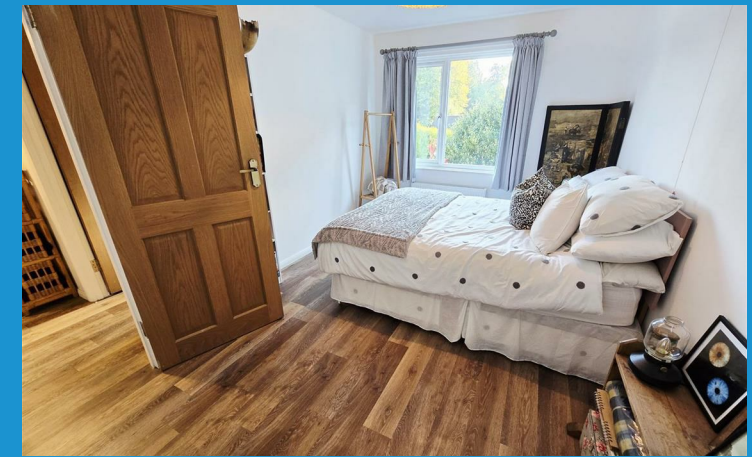
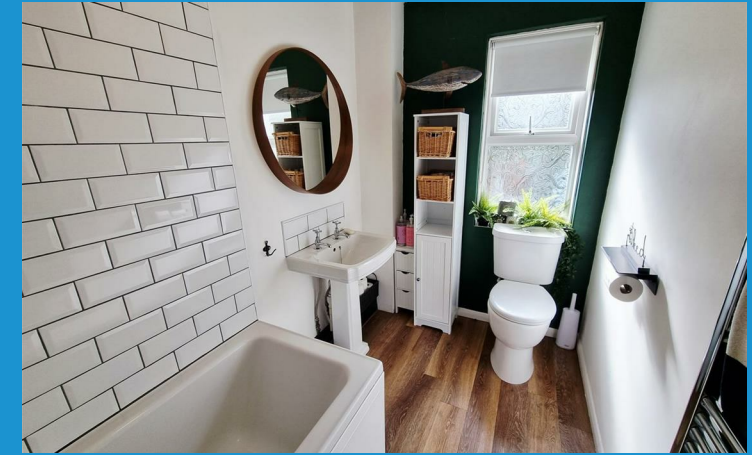


A deceptively spacious town house situated in a popular area on the outskirts of Launceston featuring 2 double bedrooms, driveway parking at the front, a garage and an enclosed rear garden. Offered for sale with no onward chain.

The property is approached via a driveway at the front with a covered area, a door into the garage and a door into the hallway of the property. The garage is a great size and an ideal workshop or hobbies room with a back door into the garden. When you enter the property there is a hallway with a window to the front and stairs to the first floor. There is a spacious open-plan kitchen and dining room at the rear, with an expansive picture window overlooking the garden below. At the front there is a spacious living room with a generous picture window and tucked away around the corner, stairs to the second floor.

There are two spacious double bedrooms alongside a stylish bathroom. Bedroom 1 is a great size with a front aspect window. Bedroom 2 is an additional spacious double at the rear of the property. At the rear of the property there is an enclosed courtyard garden, ideal for entertaining.





### 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 Food 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 7HE. From the town centre, drive out onto Western Road. Turn left before the Asda fuel station and continue along this road where the property will be seen on your right hand side.

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## Entrance Hallway

## First Floor

### Living Room

13'4" x 11'1" (4.07m x 3.40m )

### Kitchen / Dining Room

14'11" x 14'2" (4.55m x 4.32m )

4.32m narrows to 2.97m

## Second Floor

### Bedroom 1

13'6" x 11'3" (4.14m x 3.45m )

3.45m extends 3.86m

### Bedroom 2

14'0" x 9'1" (4.27m x 2.79m )

### Bathroom

10'0" x 5'5" (3.05m x 1.67m )

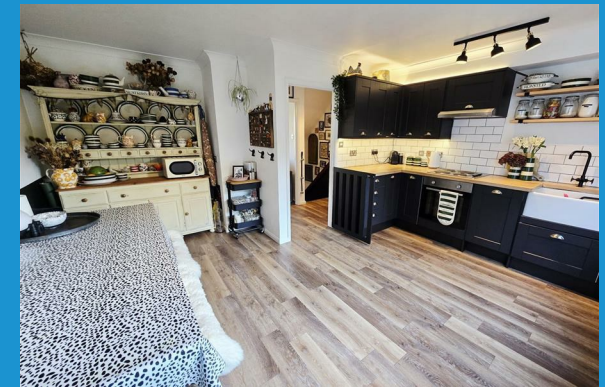
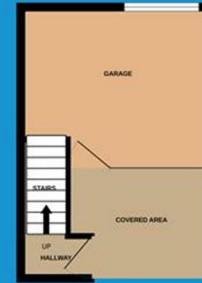
## Services

Mains Electricity, Gas, Water, Drainage

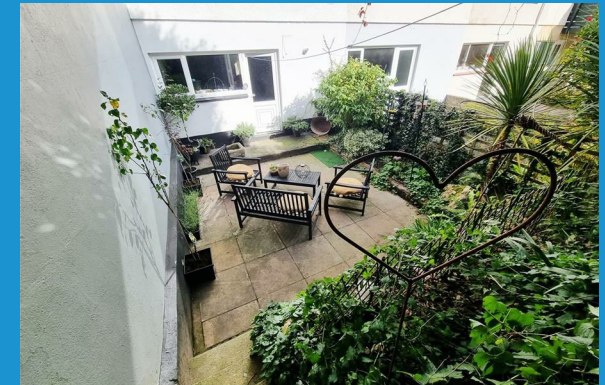
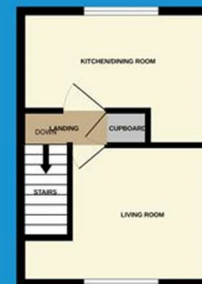
Council Tax Band B

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		
	74	78
England & Wales		
	EU Directive 2002/91/EC	

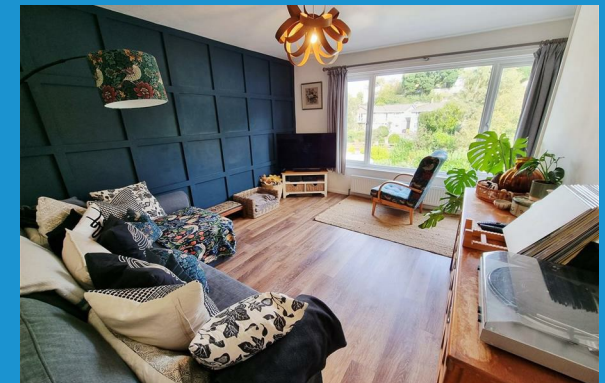
Ground Floor



First Floor



Second 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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