



St. Johns Road
Launceston | Cornwall



Town • Country • Coast



Offered with no forward chain is this recently updated 3 bedroom semi detached home. Our vendors have taken a lot of time to undertake a program of refurbishments including a modern kitchen with integrated appliances and a stunning looking bathroom. The rear garden is a generous size plus plenty of driveway parking.

From the driveway you step into a porch with a door into the hallway and stairs to the first floor. There are doors to the ground floor reception space and to the integral single garage. The ground floor is a stunning open plan dual aspect room which is light and airy. The sitting area has a feature box bay window and offers plenty of space for furniture. Beyond here and over looking the rear garden is a kitchen/dining area with an extensive range of white high gloss eye and base level units with integrated appliances. Over the last few years our vendors have carefully refurbished the property creating lovely family home. The stand out features includes engineered oak flooring, contemporary radiators, solid wood sills and neutral decor to complete the whole look and feel of the refurbishment.

On the first floor are 3 bedrooms and a family bathroom. The main bedroom is front aspect and has features a box bay window and ample space for wardrobes. Bedroom 2 is another double bedroom with a pleasant view over the rear garden. Finally, bedroom 3 is a single bedroom or potential hobbies room/nursery. The family bathroom has been totally refurbished and updated with a luxury 3 piece matching suite to include a shower over the bath.

In front of the property there is parking for several vehicles. Adjoining the property is a single garage with a WC at the rear. The rear garden is a fantastic size and is fully enclosed with a large area of lawn plus a level seating area. Subject to planning the property has potential to be extended to the side/rear.



Situation

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 postal code is PL15 7DE. From the town centre follow Western Road towards Penngillam. At the traffic lights turn right and the property can be seen shortly on your left hand side.

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Entrance Porch

Sitting Area

14'0" max x 12'7" (4.29m max x 3.84m)

Kitchen / Dining Area

15'10" x 8'11" (4.83m x 2.72m)

First Floor

Bedroom 1

14'9" x 9'10" (4.52m x 3.00m)

Bedroom 2

9'10" x 9'0" (3.00m x 2.75m)

Bedroom 3

8'6" x 5'6" (2.61m x 1.68m)

Bathroom

Integral Garage

17'7" x 7'4" (5.36m x 2.24m)

With WC

Services

Mains Electricity, Gas, Water and Drainage.

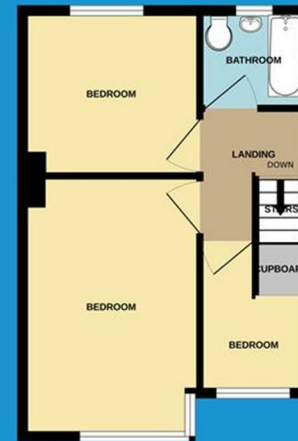
Council Tax Band B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(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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