



Hendra Vale
Launceston | Cornwall

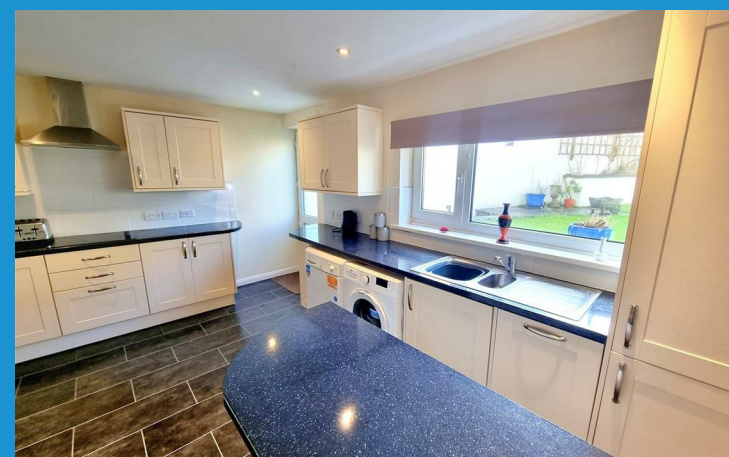


This deceptive three double bedroom home is in a highly sought-after residential location and within walking distance of several amenities including schools, local convenience store and park. The property has been extended and significantly improved creating an ideal family home offering lot's of flexibility. Available with no chain.

You step into a porch area perfect for shoes and coats. The adjoining sitting room is a generous front aspect reception space with 2 large windows. To one side is a fireplace housing a gas fire. The kitchen/breakfast room is rear aspect with a view over the rear garden. The kitchen has a range of modern eye and base level units together with integrated appliances and a useful island unit. There is a door that gives access to the rear garden. Adjoining the kitchen/breakfast is a separate dining room with French doors opening out to the garden. Leading off the dining area is a refitted shower room, WC and modern glazed staircase to the first floor. A further door open into the ground floor double bedroom which is front aspect leaving plenty of space for freestanding furniture.

On the first floor is a landing area with a feature port hole window and feature glazing. The rear aspect bedroom is a good size double bedroom overlooking the rear garden. The front aspect bedroom is another double bedroom with access to a useful eaves storage. Leading off the landing area is a built in linen cupboard.

In front of the property is a gravel driveway for several vehicles. Down the side of the property is a tarmac driveway leading to a carport and built in storage cupboard. The West facing rear garden has been landscaped creating interest and many places to sit and relax. Adjoining the dining room doors is a large paved patio ideal for outside dining. Beyond here is a detached workshop with scope to create a home office/gym (subject to any planning permission). There is also an area of lawn which creates a pleasant backdrop.



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 and Costa coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. Some people pronounce Launceston as it is spelt whereas some pronounce it like Lanson. The Cornish name is Lannstefan. Lannstefan is Cornish for Church of St Stephen.

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
6'7" x 4'6" (2.01m x 1.39m)

Sitting Room
18'3" x 11'8" (5.56 x 3.56)

Kitchen
15'0" x 10'2" (4.57 x 3.10)

Inner Hallway

Dining Room
12'3" x 11'8" (3.73 x 3.56)

Bedroom 3
13'11" x 8'11" (4.24 x 2.72)

Bathroom
5'9" x 5'1" (1.76m x 1.56m)

W/C
5'9" x 2'8" (1.76m x 0.82m)

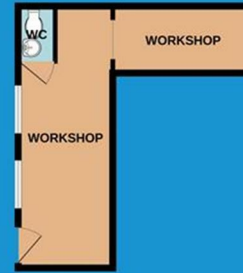
First Floor Landing

Bedroom 1
13'10" x 11'8" (4.22 x 3.56)

Bedroom 2
10'8" x 9'10" (3.25 x 3.00)

Workshop
20'4" x 7'8" (6.20 x 2.34)
L-shaped, with W/C & washbasin.

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



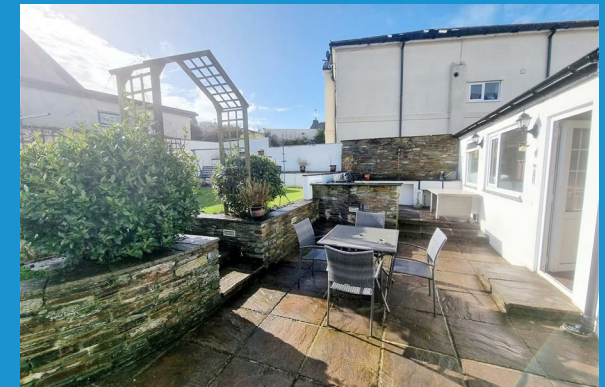
Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(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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