





Offers In The Region Of £400,000 - £425,000

A well presented spacious 3 bedroom detached property set in an enviable location, being tucked away on the edge of the town within proximity of the local amenities. The property enjoys the most fantastic country views across to Dartmoor. The property is set in a generous plot with gardens, ample off-road parking alongside a detached stone barn which is used as a workshop.

The property offers light and airy, well appointed living accommodation with a great sized living room which has an expansive picture window at the rear to take full advantage of the views. There is a kitchen and breakfast room, with a modern fitted kitchen which has a rear facing window which again enjoys the fantastic view, with a useful lean-to at the side for storage. There are 3 spacious double bedrooms alongside a useful study area at the end of the hallway. The property also features a well appointed shower room alongside a cloakroom with a WC.

The property is approached via a shared private lane which leads to the property where there is the gravelled driveway with parking. A pathway leads down to the property and here is the detached stone barn, with double doors opening into a workshop with an additional store room. A side door provides access into a further log store. At the front of the property there is a lawned garden with a pathway to the side.

At the rear there is an extensive patio area which takes full advantage of the wonderful views. There is a generous lawned garden alongside a greenhouse and a concreted pathway at the side.



- Great Views
- 3 Double Bedrooms
- Ample Parking

Situation

- Detached Property
- Detached Stone Barn Used As A Workshop
- Large Garden

Directions

The postcode to the property is PL15 9EU. From our office turn left and proceed past the retail park. Proceed straight into Tavistock road. After a short distance turn right into a private lane just after Tamar Terrace. The property will be seen ahead of you. WhatThreeWords: ribs.animates.ulterior





Entrance Hallway

Bedroom 1

12'11" x 12'4" (3.94m x 3.77m)

Living Room

16'11" x 14'2" (5.18m x 4.33m)

Kitchen

17'8" x 7'9" (5.40m x 2.38m)

Lean-To

9'2" x 4'5" (2.81m x 1.36m)

Bedroom 2

9'10" x 8'7" (3.01m x 2.63m)

Bedroom 3

12'7" x 11'5" (3.84m x 3.49m)

Shower Room

9'1" x 6'4" (2.79m x 1.95m)

Hallway Recess Study Area

6'4" x 5'3" (1.95m x 1.62m)

Cloakroom

5'3" x 3'1" (1.61m x 0.96m)

Barn Workshop

14'9" max x 12'11" (4.52m max x 3.96m)

Barn Store Room

14'2" x 12'11" (4.34m x 3.96m)

Wood Store

14'0" x 12'8" (4.28m x 3.87m)

Services

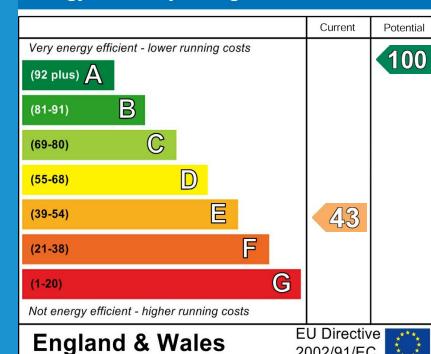
Mains Electricity, Gas and Water.

Private Drainage - Septic Tank Is Shared With Neighbour 3 Tamor Terrace.

Council Tax Band C



Energy Efficiency Rating





Tamar Terrace | Launceston

