



Castle Meadows  
Launceston | Cornwall



Town • Country • Coast





A refurbished 3 bedroom semi-detached bungalow situated in a sought after location with driveway parking at the front and an enclosed garden at the rear. The property is offered for sale with no onward chain.

The property is accessed via steps from the front, leading down from the parking area to the front door which leads into the hallway. On your right hand side, there is a generous bedroom with a front facing window. There is another double bedroom accessed via a shallow flight of steps from the hallway plus a third bedroom. There is a well proportioned living room, with a picture window at the rear with some nice views, with an outlook to Launceston Castle to the far side. The kitchen and bathroom have been newly fitted and are well presented.

The kitchen has a range of wall and base units and integrated dishwasher, fridge and freezer alongside a hob and oven. In the hallway, there is a useful storage cupboard alongside an airing cupboard with a hot water cylinder. There is a pathway and steps at the side of the property, with a door into the kitchen. The pathway leads around to a patio at the rear, with a door into a useful basement providing a great storage area. There is a sloped lawned garden with a fenced border.





### 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, 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 7DZ. From Launceston exit the town centre along Western Road. At the traffic lights turn right into St Johns road. After a short distance turn right into Castle Meadow and bear right. The property will be seen shortly on your left hand side.

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## Entrance Hallway

**Bedroom 1**  
14'11" x 9'10" (4.57m x 3.00m)

**Living Room**  
5.46m x 3.37m  
3.37m extends to 3.79m

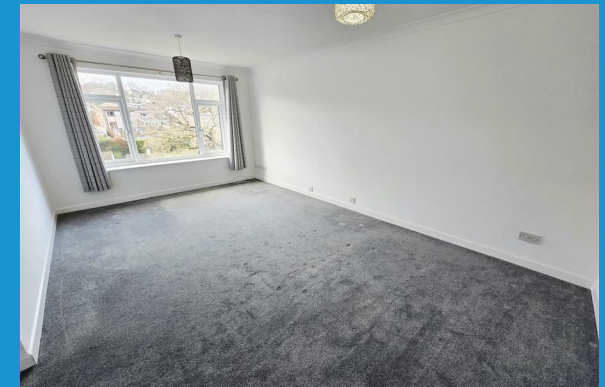
**Bedroom 2**  
9'10" x 8'11" (3.02m x 2.74m)

**Kitchen**  
9'10" x 8'11" (3.02m x 2.73m)

**Bathroom**  
7'6" x 5'6" (2.31m x 1.70m)

**Bedroom 3**  
13'5" x 8'11" (4.10m x 2.73m)

**Service**  
Mains Electricity, Water and Drainage.  
Council Tax C  
Storage Heaters



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		
	30	72
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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