



**Meadowside**  
Launceston | Cornwall



Town • Country • Coast





**NO ONWARD CHAIN!** A spacious detached 3 bedroom split level bungalow situated in a sought after residential location. The property is set in a generous corner plot with gardens wrapping around the property which includes a driveway and an integral garage.

The accommodation includes a spacious triple aspect living room alongside a kitchen with fitted eye and level units and space for appliances. Plus to one side of the kitchen there is a breakfast area. There are 3 bedrooms, 2 of which are in the main ground floor accommodation, there is a 3rd bedroom which is accessed via a shallow staircase from the main hallway. There is a shower room alongside a separate WC. Steps from the hallway lead down to the integral garage.

The garden wraps around the property to 3 sides and offers ample off road parking for multiple vehicles in tandem.





### 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 to the property is PL15 7DL. From our office head to town via Penryn and Western Road. Take the left turning down Carboth Lane. At the T junction turn left, continue ahead and take the next left into Meadowside. Follow the road along where the property can be found on the right hand side.

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## Entrance Hallway

### Living Room

15'9" x 11'4" (4.81m x 3.46m )

### Kitchen

12'4" x 9'6" (3.77m x 2.91m )

### Breakfast Area

6'8" x 6'1" (2.04m x 1.86m )

## Inner Hallway

### Bedroom

11'10" x 11'7" (3.63m x 3.55m )

### Bedroom

11'0" x 9'3" (3.36m x 2.84m )

### Shower Room

6'4" x 5'8" (1.95m x 1.74m )

### Cloakroom

5'6" x 3'6" (1.69m x 1.07m )

## First Floor

### Bedroom

11'10" x 9'5" (3.63m x 2.88m )

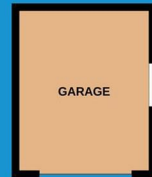
### Integral Garage

19'9" max x 9'5" (6.03m max x 2.88m )

## Services

Mains Electricity, Water and Drainage.

Council Tax Band D



### 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		
	41	70
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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