



**39 Broad Park,
Launceston, Cornwall, PL15 8DS**

Guide Price £199,950 Freehold





A comfortable link-detached house with gardens and views to Launceston Castle

- No Onward Chain
 - 2 Bedrooms
 - Bathroom
 - Lounge
- Kitchen & Utility
 - Gardens
- Off Road Parking
- EPC C & Council Tax B

SITUATION The property is situated towards the edge of Launceston town with a local shop, school, garage and supermarket nearby. In addition, the town benefits from doctors, dentists and veterinary surgeries, a fully equipped leisure centre and within 1 mile of the property is an 18 hole golf course.

Access to the A30 is 1.5 miles away and links the Cathedral cities of Truro and Exeter. The North Cornish coast can be found at Widemouth Bay, some 16 miles to the north.

DESCRIPTION The property is an ex-local authority house of concrete block construction beneath a tiled roof.

The accommodation is clearly illustrated on the floorplan over and briefly comprises: part glazed entrance door into hallway with stairs rising to

first floor, airing cupboard, under stair storage cupboard and doors to all rooms.

The lounge is double aspect with bay window overlooking rear garden, stone fireplace (with gas supply available) and TV point.

The kitchen has a range of base and wall units with laminated work surfaces, inset 1 and a 1/2 bowl sink, appliance space for cooker, space and plumbing for dishwasher and space for undercounter fridge. Half glazed door into utility room with space and plumbing for washing machine and doors to the front and rear of the property.

From entrance hall a door leads into the bathroom comprising a panel enclosed bath with independent electric shower over, pedestal wash hand basin and low flush WC.



Upstairs there is a landing with doors to bedroom 1 with built-in wardrobes and bedroom 2 with built-in cupboard and views towards Launceston Castle.

OUTSIDE To the front there is an adapted off road parking space, iron railings and steps down to the front of the property.

To the rear there is a courtyard area with slate patio terrace, ideal for al fresco dining. Steps down to rear lawned garden with well-defined hedge and fence boundaries, enjoying a southerly aspect with views towards Launceston Castle. Timber shed.

SERVICES Mains water, mains drainage, mains gas and mains electricity. Double glazed throughout. Council tax band B. Full EPC document available on request. Broadband: Visit Openreach website. Mobile phone coverage: Visit Ofcom website. Please note the agents have not inspected or tested these services.

AGENT'S NOTE We understand that a mundic block test was carried out on the property in 2000 with a classification A.

VIEWINGS Strictly by prior appointment with the vendor's appointed agents, David J Robinson Estate Agents and Auctioneers. Please note viewings must be arranged with at least 24 hours notice.



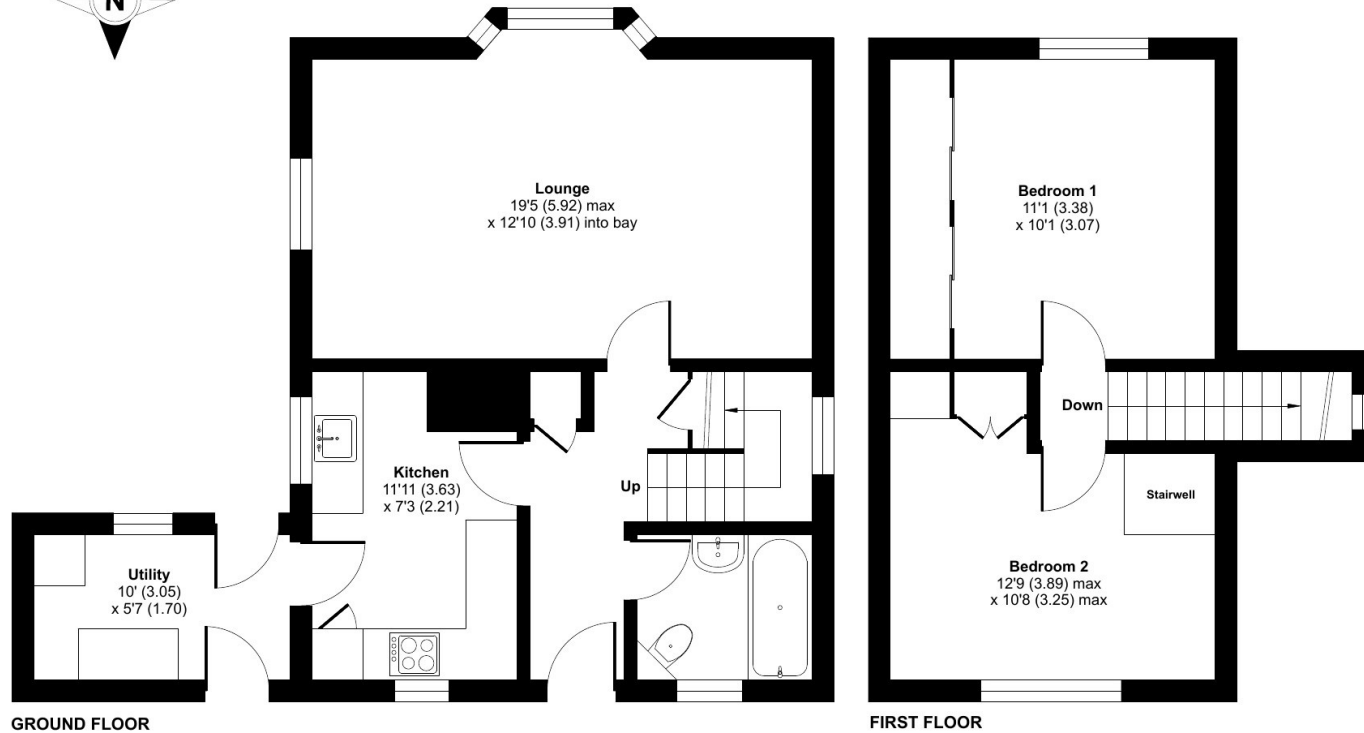
DIRECTIONS Leave Launceston town through Newport, following the signs toward Bude. At the mini-roundabout by the White Horse, take the 3rd exit, and then left at the next mini-roundabout. Turn right into Broad Park, take the first left and then right. The property will be seen on the right, identified by a For Sale board.

Sat Nav: PL15 8DS

What3Words: ///lunch.spreading.pack

Approximate Area = 859 sq ft / 79.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1126266

For more information or to arrange a viewing, please contact us:

T: 01566 777888 | E: sales@djrestateagents.co.uk | W: www.djrestateagents.co.uk



DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS

David J Robinson Estate Agents & Auctioneers Ltd assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure these particulars are accurate, the text, photographs, plans, measurements and distances are for guidance only. The Agents have not tested or inspected any services or facilities. Interested parties must satisfy themselves by inspection or otherwise.