



**7 Sampson Close, Launceston,
Cornwall, PL15 7GB**

Guide Price £294,950 Freehold





An impeccably presented 3 bedroom attached house in a highly regarded residential area

- Attractive Kitchen/Dining Room
 - Lounge
 - 3 Bedrooms (1 En Suite)
- Family Bathroom & Cloakroom
- Landscaped Enclosed Garden
- Off Road Parking for 2 Vehicles
- Nearby Countryside Walks
 - EPC B & Council Tax C

SITUATION Located on the fringes of the town of Launceston with a range of supermarkets, doctors, dentists and veterinary surgeries together with a leisure centre, educational facilities to A-level and 2 testing 18-hole golf courses.

The A30 is less than 2 miles from the property and links the Cathedral cities of Exeter and Truro. At Exeter, there is access to the M5 motorway network, a main-line railway station serving London Paddington and an international airport.

DESCRIPTION An impeccably presented attached house built by a respected developer with the remainder of an NHBC warranty.

The property has been considerably enhanced by the current vendor to create an exceptionally

comfortable home which is worthy of an early inspection.

The accommodation is illustrated on the floorplan and briefly comprises: a spacious entrance hall with attractive tiled floor, stairs rising to first floor, cloaks cupboard containing shelf and hanging space with lighting, cloakroom with low flush WC and wash hand basin. The lounge has a window to the front and a feature fireplace reveal with glass-fronted electric fire and shelved recess either side.

From the hall, door into kitchen/dining room with tiled floor and comprising a range of base and wall units with wood worktops over, 4-ring gas hob with electric oven under and extractor over, integral dishwasher, space for upright fridge/freezer, space and plumbing for washing machine, under pelmet lighting and patio doors



opening to the rear garden.

The first floor landing has a linen cupboard and doors to the 3 bedrooms and bathroom. The main bedroom has fitted wardrobes and an en suite shower room with walk-in shower cubicle, low flush wc and pedestal wash hand basin. The upgraded bathroom comprises a panelled bath with shower over, pedestal wash hand basin and low flush wc.

OUTSIDE To the front and side of the property are attractive flower beds with a boundary hedge and paved path to the front door. The main garden is to the rear of the property and laid mainly to lawn with fence boundaries, raised flower beds and a rear patio, ideal for al fresco dining.

A pathway and steps lead up to an additional seating area, space for shed and a pedestrian gate to the driveway with parking for 2 vehicles. NB. There is provision for the installation of an EV point.

SERVICES All main services connected. Double glazed throughout. Mains gas fired boiler for central heating and hot water. Council tax band: C. Full EPC document available on request. Broadband connected: FTTP. Mobile phone coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

AGENT'S NOTE There is a maintenance fee, currently of £210 per annum payable for the

upkeep of communal green areas and playground.

VIEWINGS Strictly by prior appointment through David J Robinson Estate Agents and Auctioneers.

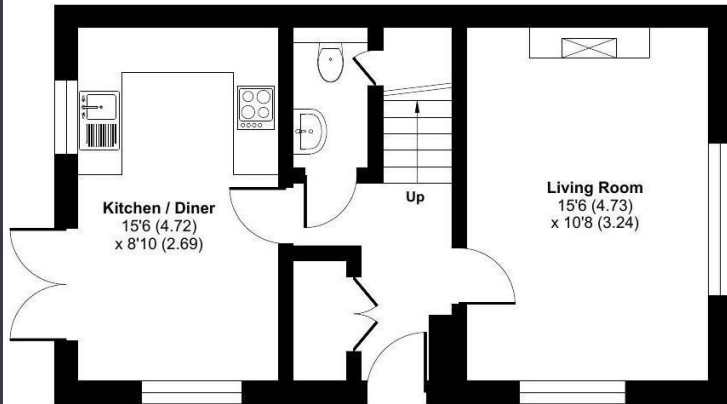
DIRECTIONS

SatNav Postcode: PL15 7GB

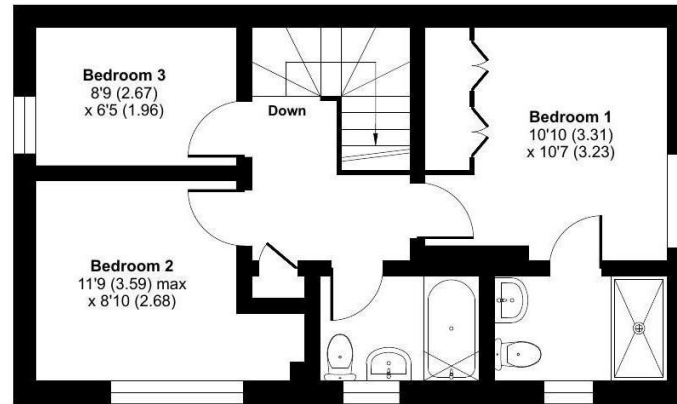
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Approximate Area = 860 sq ft / 79.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2024. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1193227

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

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