



**3 Buttercup Meadow,
Launceston, Cornwall, PL15 9GB**

Guide Price £237,500 Freehold





A most appealing semi detached house with private garden and direct access to garage, in popular residential area

- No Onward Chain
- 3 Bedrooms (1 En Suite)
 - Kitchen
 - Dining Area
 - Lounge
- Enclosed Private Garden
 - Adjacent Garage
- EPC C & Council Tax C

SITUATION Set in a convenient location on the edge of Launceston town which has a variety of supermarkets, dentists, doctors and veterinary surgeries together with educational facilities up to A-Level standard, a fully equipped leisure centre and 2 testing 18-hole golf courses nearby.

The A30 can be accessed a mile away and provides access to the Cathedral cities of Truro and Exeter. The city port of Plymouth is 18 miles to the south with a deep water marina and regular ferry crossings to Northern France and Spain.

DESCRIPTION A nicely presented semi detached property of block construction beneath a concrete interlocking tiled roof built around 2007 by Redrow Homes.

The accommodation is clearly illustrated on the floorplan and briefly comprises: entrance hall with laminate flooring, stairs to first floor, under stairs cupboard and cloakroom with low flush WC and wash hand basin. Door to the lounge which is double aspect and door into dining area which has considerable natural light and sliding patio doors opening onto the patio area and garden.

Archway into the kitchen with window overlooking the rear garden, a range of base and wall units with laminate work surfaces, inset 1½ bowl sink with mixer taps, 4-ring gas hob with electric oven under and extractor hood over. Appliance space for upright fridge/freezer, space and plumbing for washing machine and part glazed door to the garden.



Upstairs there is a landing with airing cupboard, access to loft and 3 bedrooms, all of good size, the largest having an en suite shower room with WC. The family bathroom comprises a panel enclosed bath, pedestal wash hand basin and low flush WC.

OUTSIDE To the rear is a most pleasant, terraced garden with easily maintained flower beds and a patio area, ideal for alfresco dining. Rustic steps lead down to a small area of artificial grass with a small decked area.

A glazed door gives access to the adjacent garage which has a metal up and over door and driveway parking to the front for one vehicle.

There is an additional courtesy door from the garden to the front of the property.

AGENT'S NOTE The garage is leasehold with 979 years remaining and the vendor states that there is no ground rent or service charge.

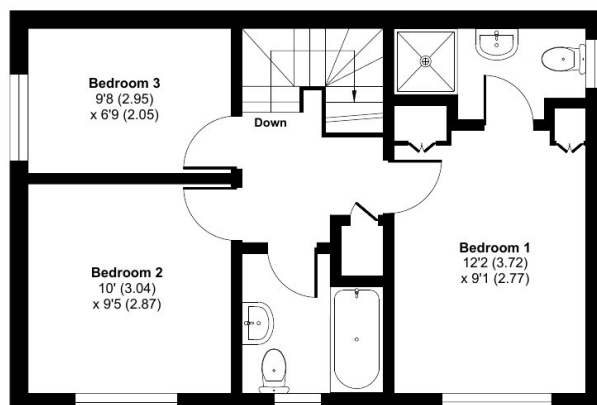
SERVICES All main services connected. Double glazed throughout. Council tax band C. Full EPC available on request. Broadband connected: FTTP. Mobile coverage: visit Ofcom website. Please note the Agents have not tested or inspected these services.

VIEWINGS Strictly by prior appointment with the vendor's appointed Agents, DJR Estate Agents & Auctioneers.

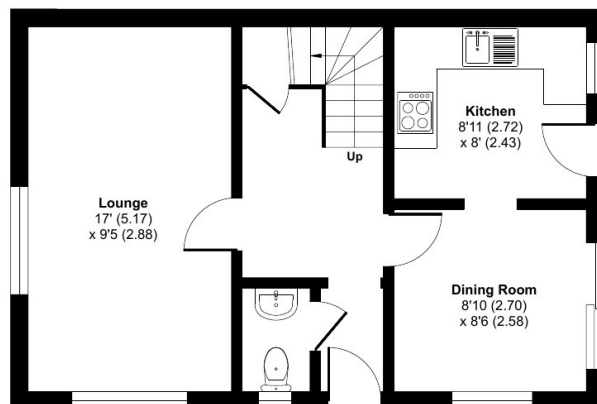
DIRECTIONS

Sat Nav: PL15 9GB

What3Words:///olive.scrapping.holdings.

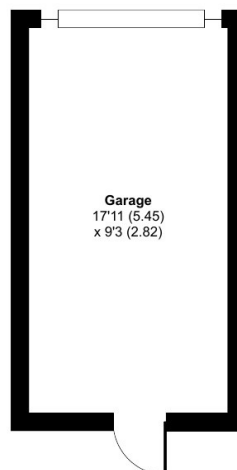


FIRST FLOOR



GROUND FLOOR

Approximate Area = 878 sq ft / 81.5 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1043 sq ft / 96.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1252279



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

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