



**6 Stourscombe Walk,  
Launceston, Cornwall, PL15 9GF**

Guide Price £274,950 Freehold







## An attractive 3-storey family home, in a favored location within a popular residential estate

- No Onward Chain
- Lounge
- Kitchen/Dining Room
- Second Floor Master Suite
- 3 Further Bedrooms
- Landscaped Rear Garden
- Garage & Parking
- EPC C & Council Tax D

**SITUATION** Set in the most convenient location on the edge of the market town of Launceston, 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 links the Cathedral cities of Exeter and Truro. 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 well-presented end of terraced, 3-storey family home of brick construction beneath a concrete interlocking tiled roof, built around 2009 by Redrow Homes, in a tucked away location.

The accommodation is clearly illustrated on the floorplan and briefly comprises: entrance hall with stairs rising to the first and second floors, understairs cupboard with plumbing for a washing machine, cloakroom with a corner wash hand basin and a low flush WC. The lounge has a front facing window and wooden double doors leading to the open plan kitchen/dining room.

The dining area has double glazed French doors onto the rear garden. The kitchen has a rear facing window and glazed door to the side of the property, a range of base and wall units with wood-effect laminated work surfaces, 4-ring gas hob with stainless steel splashback and extractor unit over and integral double oven with pan storage above and below. There is a breakfast bar with inset 1½ bowl stainless steel sink with integral dishwasher and cupboards under.



To the first-floor landing there are 3 bedrooms, all of a good size, airing cupboard and family bathroom with a frosted window to the front aspect, panel enclosed bath, pedestal wash hand basin and a low flush WC.

The second floor has a large master suite with built-in wardrobe, sky lights and a spacious en suite comprising a shower cubical, pedestal wash hand basin and a low flush WC.

**OUTSIDE** The front of the property is accessed via pedestrian only pathway, with no through traffic. There is a lawned area to the front bordered by a stone wall, and a gate to the side of the property which leads to the rear garden.

The rear garden is fully enclosed with a lawned area, small patio with a path leading to a second level which is laid to wood chip. A door leads into the garage with up and over door. There is parking to the front of the garage.

**AGENT'S NOTE** There is a service charge payable to Meadfleet for the maintenance of the communal areas within the development. We understand from our vendor that this is payable every 6 months at a cost of £57.05.

**SERVICES** All mains services are connected. Double Glazed throughout. Council Tax D. Full EPC documentation available on request. Broadband connected FTTP. Mobile phone coverage: visit Ofcom website.

Please note the agents have not tested or inspected these services.

**VIEWINGS** Strictly by prior appointment with the vendors appointed agents DJR Estate Agents & Auctioneers.

#### **DIRECTIONS**

Sat Nav: PL15 9GF

Property Front -

What3Words:///signified.windy.fantastic

Parking & Garage -

What3Words:///commoners.brands.kickbacks



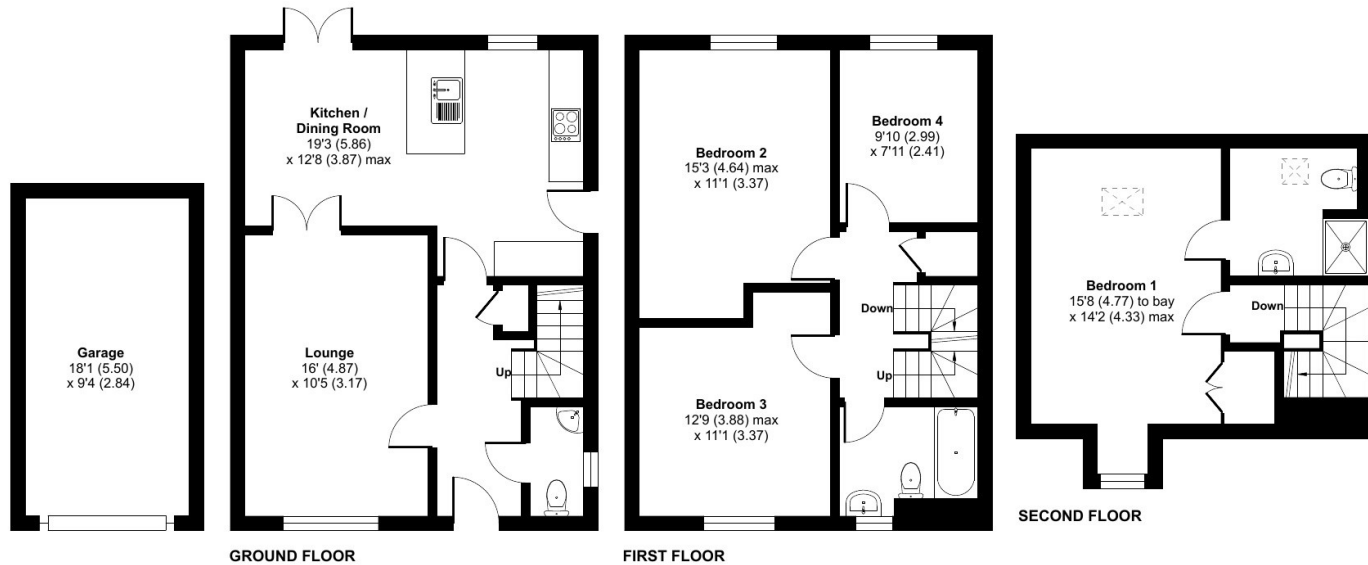


Approximate Area = 1319 sq ft / 122.5 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1487 sq ft / 138.1 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). © nñcheom 2025. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1257244

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

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