



**19 Meadowside,
Launceston, Cornwall, PL15 7DJ**

Guide Price £279,950 Freehold





A most comfortable detached bungalow in a popular residential road close to the town centre

- No Onward Chain
- 3 Bedrooms
- Lounge/Dining Room
 - Kitchen
- Double Glazed Throughout
- Front & Rear Gardens
- Attached Garage & Driveway Parking
- EPC E & Council Tax C

SITUATION The property is located on the popular Meadows Estate with regular bus services to the town centre, Tesco Superstore and Homeleigh Garden Centre. Launceston has a range of amenities including supermarkets, doctors', dentists' and veterinary surgeries, together with places of worship, educational facilities and fully equipped leisure centre.

The vital A30 is less than a mile away and connects the Cathedral cities of Truro and Exeter. The City Port of Plymouth is 20 miles to the south. Launceston is well placed for access to either North or South Cornish coasts.

DESCRIPTION A detached bungalow built in the late 1960s of concrete block construction beneath a tiled interlocking roof. The property will be found in good decorative order, though would benefit from some updating. The



following accommodation is illustrated on the floorplan and briefly comprises: entrance hall with cloaks cupboard, airing cupboard and doors to all rooms.

The lounge has a window to front aspect and gas fire with back boiler for central heating and hot water. Archway into dining area with window overlooking the rear garden.

The kitchen has a range of wall and base units with roll edge laminated work surfaces over, inset sink, built in electric oven with ceramic hob and extractor over, space and plumbing for washing machine. Walk-in pantry cupboard, door to rear garden and return door into the hallway.

From hallway doors to the bedrooms, 2 double and 1 single, and family bathroom which



comprises of a panel enclosed bath, low level WC and pedestal wash hand basin.

OUTSIDE To the front of the property is an enclosed lawned garden with various mature shrubs. The driveway provides parking for at least 1 vehicle and leads to the attached garage with metal up and over door, power and light connected and courtesy door to the rear garden.

The gardens to the rear of the property are laid mainly to lawn with well defined hedge and fence boundaries and a patio area, ideal for al fresco dining.

SERVICES All main services connected. Double glazed throughout. Central heating & hot water

via back boiler from gas fire in lounge. Council tax band C. Full EPC document available on request. Broadband: Currently no broadband is connected to the property. Mobile phone coverage: visit Ofcom website.

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

VIEWINGS Strictly by prior appointment with the vendor's appointed agents, David J Robinson Estate Agents and Auctioneers.

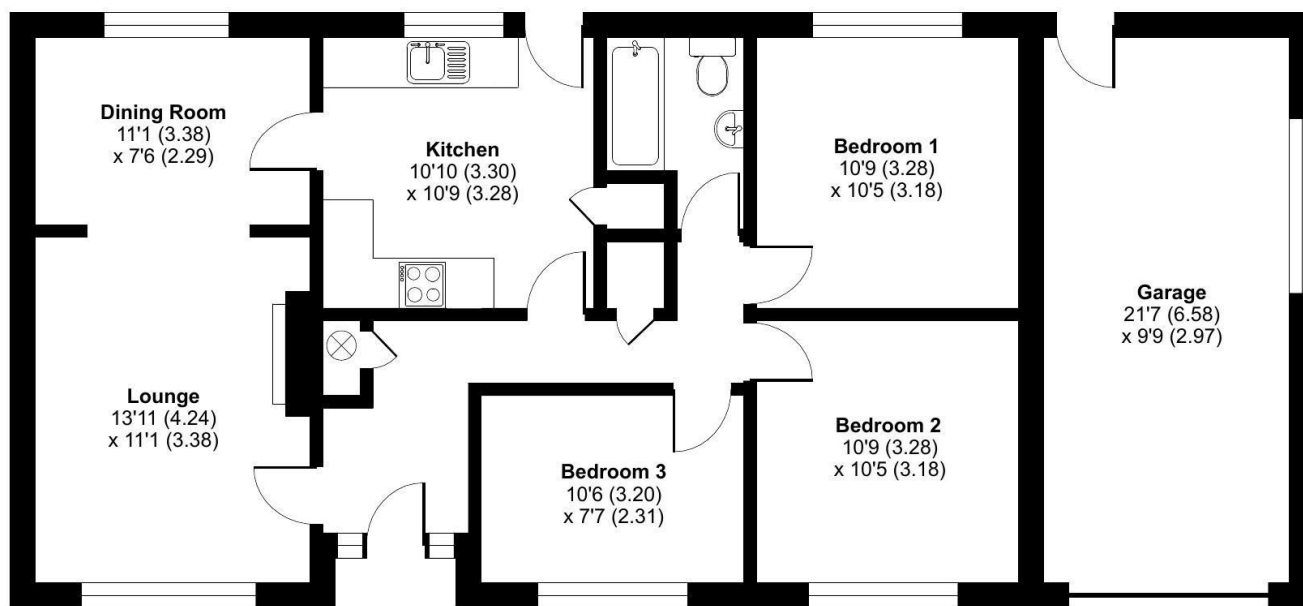
DIRECTIONS From Launceston Castle head along Western Road towards Pennygillham Industrial Estate, taking the right hand turn into Ferndale Terrace. Follow the road to the bottom, taking a

left hand turn into Meadowside where the property will be found on the right hand side identified by a For Sale board.

What3Words:///blindfold.version.embraced



Approximate Area = 845 sq ft / 78.5 sq m
Garage = 216 sq ft / 20 sq m
Total = 1061 sq ft / 98.5 sq m
For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023.
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For more information or to arrange a viewing, please contact us:

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