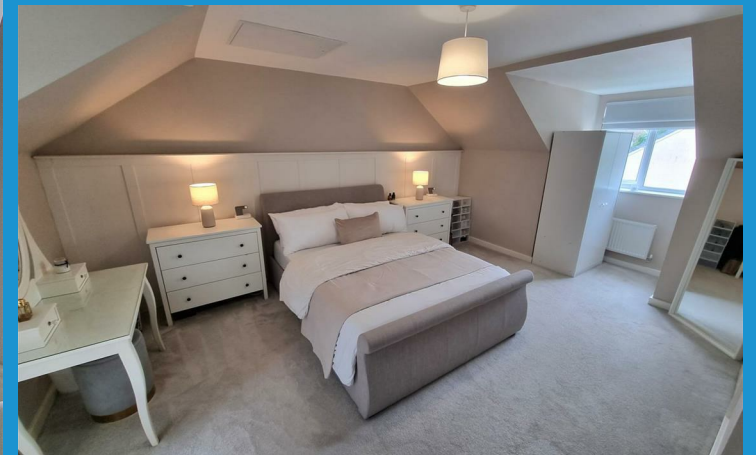




6 Chestnut Drive  
Launceston | Cornwall



Town • Country • Coast



Located within a popular cul-de-sac is this immaculately presented 4-bedroom family home with garage, driveway parking and enclosed garden.

You enter into a hallway with staircase to the first floor and a ground floor WC. A door takes you through to a front aspect sitting room with access to an under stairs storage cupboard. Adjoining the sitting room is a modern and contemporary kitchen/dining room with French doors out to the rear garden. The kitchen area has a range of white eye and base level units with a host of built-in appliances. The dining area adjoins the kitchen and enjoys a view over the rear garden.

On the first floor are 2 doubles and 1 single bedroom plus a well presented family bathroom. On the second floor is the master suite which is a good size double bedroom with an en-suite shower room. This master suite is a great size and a perfect room to retreat too.

Adjoining the property is a single garage with a pedestrian door out to the garden. In front of the garage is driveway parking. The rear garden is a generous size and fully enclosed perfect for children and pets. Adjoining the French doors from the sitting room is a large composite decking ideal for outside dining and sitting, beyond here is an area of artificial grass. To one side of the garden is a paved patio taking full advantage of the days sun!



### Situation

Launceston is an ancient town steeped in History with the imposing Launceston Castle overlooking the town and surrounding area. Referred to as 'the gateway to Cornwall' Launceston is centred one mile (1.6 km) West of the River Tamar, which constitutes almost the entire border between the Cornish peninsula and Devon, the A30 is ideally located on the fringe of Launceston connecting to the rest of Cornwall with great access to the beautiful Coastline whilst providing great access to Plymouth and Exeter and beyond. The town itself offers a variety of individual businesses from boutiques to fine food shops, blending with occasional national outlets including Tesco, M&S Food and Costa Coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling.

### Directions

The postal code for the property is PL15 9GP. As you leave the town, drive along Tavistock Road and over the A30 flyover and the straight over at the roundabout. Then take the next right into the estate and follow the road around to the right where you will see the property on your right hand side.

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## Entrance Hallway

**WC**  
6'9" max x 3'2" (2.08m max x 0.99m )

**Living Room**  
14'11" x 12'7" max (4.55m x 3.86m max)

**Kitchen / Dining Room**  
15'8" x 9'10" (4.80m x 3.00m )

## First Floor

**Bedroom 2**  
9'10" x 8'11" (3.02m x 2.74m )

**Bedroom 3**  
9'4" x 8'3" (2.87m x 2.54m )

**Bedroom 4**  
8'11" x 6'0" (2.74m x 1.85m )

**Bathroom**  
6'2" x 6'1" (1.89m x 1.87m )

## Second Floor

**Master Bedroom**  
13'1" x 10'1" (4.01m x 3.09m )

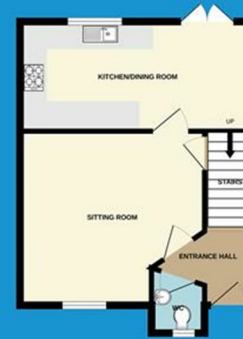
**Ensuite**  
7'1" x 3'10" (2.18m x 1.19m )

## Services

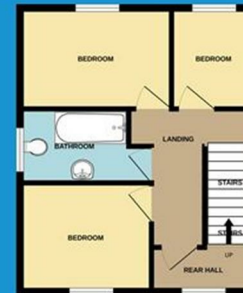
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band D  
Estate Management Charge approximately £200 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



## First Floor



## Second Floor



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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