



Penn Kernow  
Launceston | Cornwall



Town • Country • Coast



Tucked away on a corner plot at the end of a popular cul de sac, is this modern 2 double bedroom end of terrace home. The property offer well planned accommodation including a large conservatory. Gardens are located to the side and rear and there is off road parking to the front. Offered for sale with NO CHAIN.

You step into the entrance hallway with access to the ground floor WC. A further door takes you into the front aspect sitting room with a staircase to the first floor tucked away in one corner. Adjoining the sitting room is a rear aspect kitchen/breakfast room with a range of modern eye and base level units. There is space to one end of the kitchen for a small dining table. French doors open into the large double glazed conservatory which could be used as an additional seating area or an extended dining room. French doors provide direct access out to the garden.

On the first floor are 2 double bedrooms each with an en suite shower room. The master bedroom is front aspect and is a good size double with a further door taking you into the recently refitted en suite shower room with a low threshold shower enclosure. The second bedroom is also double in size and enjoying a view towards deciduous trees. This bedroom also has another en suite shower room.

The property has the benefit of gardens to the side and rear. To the rear of the property is an area of lawn with a patio area to the far corner. The garden extends down the side of the property where a gravel path leads to the French doors into the conservatory. The side garden houses a garden shed. There are 2 pedestrian gates out to the front of the property. Immediately in front of the property are 2 off road parking spaces in tandem.



### 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 postcode to the property is PL15 9TN. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right hand side and cross over the A30 dual carriageway. At the roundabout, taking the first exit and immediately left again. Follow this road and turn right into Penn Kernow. Follow this road into the development bearing right and the property will be seen in the far left and left hand corner.

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**Entrance Hallway**

**WC**  
5'1" x 3'3" (1.55m x 1.01m )

**Sitting Room**  
16'0" x 9'10" (4.90m x 3.00m )

**Kitchen / Breakfast Room**  
13'5" x 9'2" (4.10m x 2.80m )

**Conservatory**  
11'5" x 9'10" (3.50m x 3.00m )

**First Floor**

**Bedroom 1**  
13'5" x 9'2" (4.10m x 2.80m )

**En-Suite**  
8'2" x 4'7" (2.49m x 1.41m )

**Bedroom 2**  
10'5" x 9'2" (3.20m x 2.80m )

**En-Suite**  
8'11" x 2'7" (2.74m x 0.79m )

**Services**  
Mains Electricity, Gas, Water and Drainage.  
Council Tax Band B



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

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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