Priory Park Road

Launceston | Cornwall

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Price Guide £220,000

Enjoyed by our vendor as a family home for many years is this well presented 3 bedroom home. The property has a front aspect sitting room, open plan kitchen/dining room and a spacious double glazed conservatory. To the rear is a landscaped garden and mainly laid to lawn plus a garden shed. Offered for sale with no chain.

You step into the hallway which has an attractive wood effect flooring plus the stairs to the first floor. The sitting room is front aspect with a feature box bay window and gas fire housed in a chimney breast. The kitchen/dining room over the rear and is a generous space for entertaining. The kitchen has a range of modern eye and base level units plus several integrated appliances. Beyond here is the dining area offering ample space for a dining table and to one wall is a gas fire with a Baxi Back boiler providing the property with central heating and hot water. Adjoining the dining area is a generous double glazed conservatory which is a pleasant place to sit out in. French doors give access to the rear gardens.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is rear aspect overlooking the garden. This bedroom has plenty of floor to ceiling built in wardrobes. Bedroom 2 is front aspect double room enjoying a view towards St Stephens. Finally bedroom 3 is also a front aspect single bedroom currently used as a home office. The family bathroom has a matching 3 piece suite including a shower over the bath.

The property is approached up steps to the front door passing through the well maintained front garden. Adjoining the conservatory is a outside dining area with steps up to the enclosed rear garden. The rear garden has been a labour of love for our vendors who has planted a range of shrubs and flowers plus there is a good size lawn. At the top of the garden is a bespoke shed. Within a short walk of the property is a single garage ideal for storage.

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 8JD. From the town centre, proceed down St Thomas Road and take the left hand turning just before the traffic lights onto Tredydan Road. Then take the next left hand turning which is into Priory Park Road where the property can be seen on your left hand side.

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Entrance Hallway

Sitting Room
11'0" x 10'11" (3.36m x 3.35m)

Kitchen / Dining Room
16'9" x 11'6" (5.13m x 3.51m)

Conservatory
10'10" x 9'10" (3.31m x 3.00m)

First Floor

Bedroom 1
11'6" x 10'4" (3.52m x 3.17m)

Bedroom 2
11'0" x 9'2" (3.36m x 2.80m)

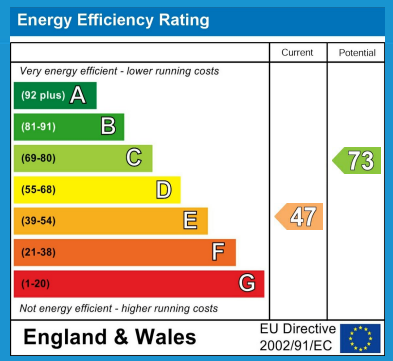
Bedroom 3
7'2" x 6'4" (2.20m x 1.94m)

Bathroom
8'1" x 5'10" (2.48m x 1.80m)

Services
Mains Electrcity, Gas, Water and Drainage
Council Tax Band B

Ground Floor

First 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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