



20 Barrabill Way
Launceston | Cornwall



Town • Country • Coast



A well presented modern 3 bedroom (1 en-suite) semi-detached home offering well presented accommodation throughout plus an enclosed generous rear garden and 2 off-road parking spaces at the side.

You enter the home into a hallway with a staircase to the first floor plus a ground floor WC. A doorway takes you into the dual aspect sitting room with a front aspect window enjoying a view over a green. A door opens into the rear aspect kitchen/dining room. The kitchen area has a range of modern eye and base level units plus integrated appliances. The dining area is in front of French doors out into the garden. A further door gives you access into an under-stairs cupboard.

On the first floor are 3 bedrooms and a family bathroom. The master bedroom is front aspect with a pleasant view plus space for furniture and an en-suite shower room with a shower enclosure. Bedroom 2 is a rear aspect double and finally bedroom 3 is a comfortable single. All the bedrooms share a well appointed family bathroom.

To the side of the house are 2 off-road parking spaces with a gate into the rear garden. The rear garden is fully enclosed to all sides which is laid to lawn and a patio area off the French doors. The property overlooks a green area with a natural hedgerow beyond.



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 for the property is PL15 7FW. The What3Words 'embellish.fine.swept' and this will take you directly to the property. From our office head towards Pennygillam and exit using Western Road. At the traffic lights turn left into St Johns. Carry on and you will soon pass Launceston Police Station and St Catherine Primary School. You will soon approach a cross junction, continue straight over and take the first left. Continue ahead and the property will be seen on your right.

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Entrance Hallway

Cloakroom

5'3" x 3'0" (1.61m x 0.93m)

Living Room

16'2" x 11'9" (4.93m x 3.60m)

4.93m narrows to 3.22m

3.60m narrows to 2.45m

Kitchen / Dining Room

15'0" x 10'5" (4.59m x 3.18m)

First Floor

Bedroom 1

10'2" x 8'5" (3.11m x 2.58m)

En-suite

8'4" x 4'5" (2.56m x 1.35m)

2.56m narrows to 1.31m

Bedroom 2

13'9" x 8'5" (4.20m x 2.58m)

4.20m narrows to 3.59m

Bedroom 3

8'9" x 6'3" (2.67m x 1.91m)

Bathroom

6'2" x 5'6" (1.90m x 1.68m)

Services

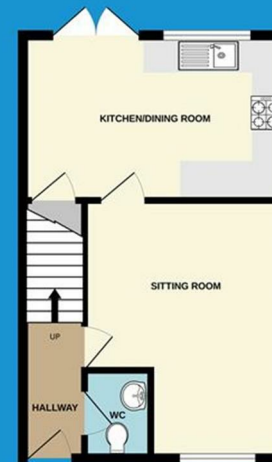
Mains Electricity, Gas, Water and
Drainage.

Council Tax Band C

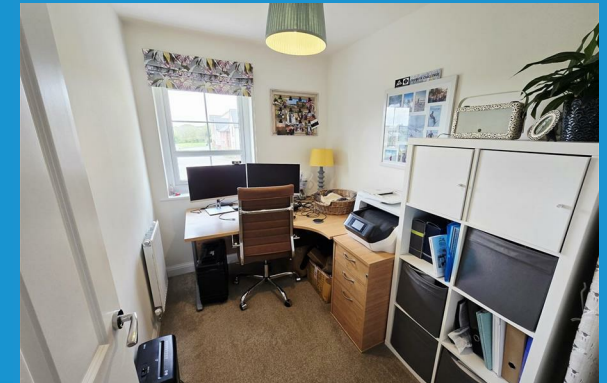
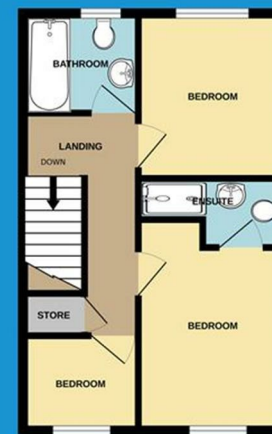
Agents Note

Management Charge is yet to be
confirmed by First Port.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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		
England & Wales		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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