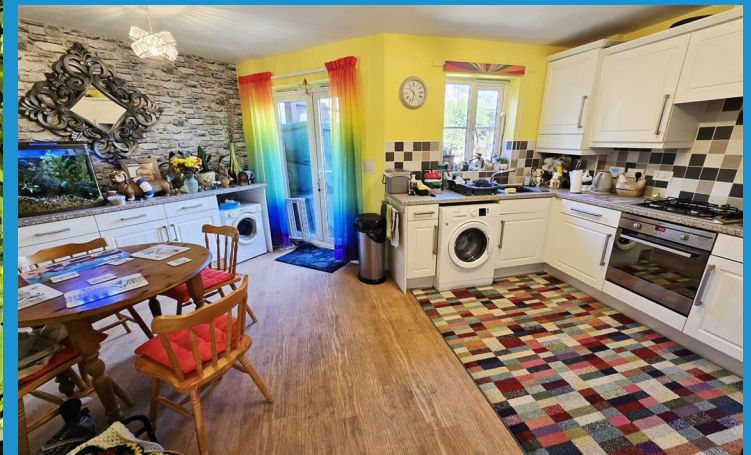
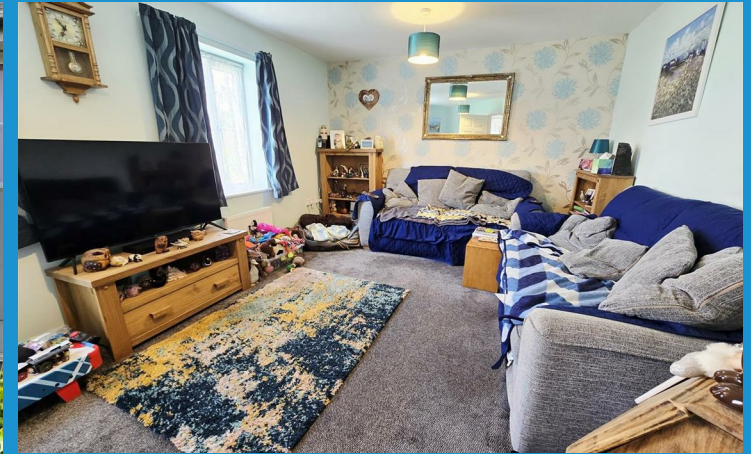




60 Kit Hill View
Launceston | Cornwall



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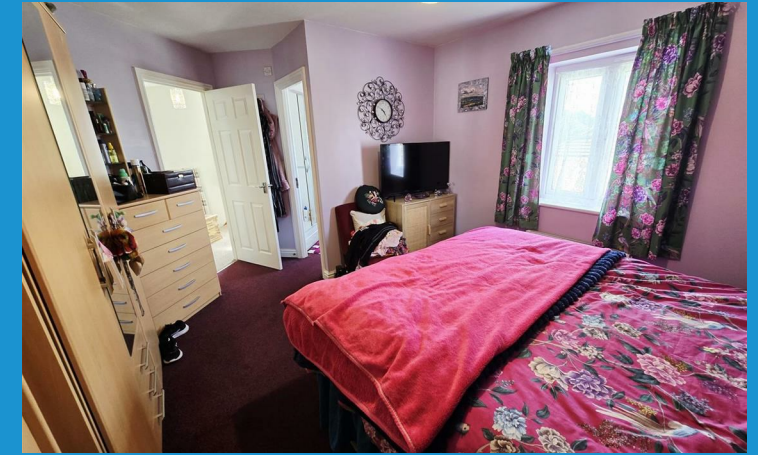


A spacious 3 bedroom (1 en-suite) house conveniently situated within walking distance of the Retail Park, Tesco and Local Schools with an attached garage and enclosed garden at the rear.

You are greeted by a welcoming hallway with ground floor WC and storage cupboard. The sitting room is front aspect and has two windows giving plenty of natural light and is a generous size. Overlooking the rear garden is the open-plan kitchen/dining room. The kitchen area has a good range of eye and base level units together with various integrated appliances. The dining area is a generous size and has French doors out to the rear garden.

On the first floor there are the 3 bedrooms with the master bedroom being a double with an en-suite shower room. Bedroom 2 is another double and Bedroom 3 is a single room. The family bathroom has a matching 3 piece suite with full-length bath.

To the rear of the property is a low maintenance garden with a gravelled and patio area and gated side access. There is a further garden area laid to lawn with a range of plants and shrubbery. There is a gate providing rear access. To the side of the property is a garage.



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 PL15 9EF. What Three Words 'circular.conductor.hesitate' will take you to the property. From the centre of town, take the Western Road towards Pennygillam Industrial Estate. At Pennygillam roundabout take the second exit on to the Link Road. Follow this road past the retail park and turn right past Lidl. Follow this road for a short distance and turn right into Kit Hill View. Follow this road bearing right and the property will be seen on your right hand side.

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Entrance Hallway

Storage Cupboard

Cloakroom

7'4" max x 3'11" (2.26m max x 1.20m)

Living Room

18'9" max x 11'6" max (5.72m max x 3.52m max)

Kitchen / Dining Room

19'2" max x 11'3" (5.86m max x 3.44m)

3.44m narrows to 2.95m

First Floor

Bedroom 1

11'5" x 11'8" (3.48m x 3.58m)

3.48m extends to 4.93m

Ensuite

7'8" max x 4'11" max (2.36m max x 1.51m max)

Bedroom 2

11'4" max x 8'9" (3.46m max x 2.69m)

Bedroom 3

9'7" x 6'11" (2.93m x 2.12m)

Bathroom

7'8" x 6'7" (2.36m x 2.02m)

2.36m narrows to 1.68m

Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band C

Management Charge - £183.06 annually.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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