



2 Ranch View
Launceston | Cornwall



Town • Country • Coast



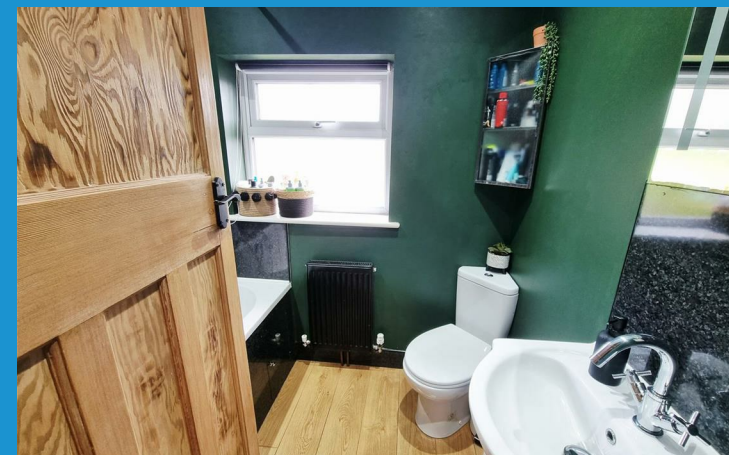
A deceptively spacious and beautifully appointed 3 bedroom property with off-road parking at the front and an enclosed garden at the rear, featuring a fully insulated garden room ideal for use as a home office or studio.

The property features tasteful decor throughout and open-plan ground floor accommodation including living room with a fireplace and a dining room, with patio doors to the garden, which is open-plan to the kitchen.

The property is approached via a gravelled driveway with parking for 2 or 3 cars. The front door provides access into the hallway where there are stairs to the first floor and an understairs storage area. Doors lead into the living room on your left and the kitchen straight ahead of you. The living room has a bay window at the front, wooden flooring and a feature fireplace with a log burner. The dining room is at the back of the house, overlooking the garden and open to the kitchen where there are a range of wall and base units with integrated oven and dishwasher. There is a cupboard at the rear which provides useful storage, with space for a washing machine, and houses the central heating boiler.

On the first floor there are 3 bedrooms alongside the family bathroom. The landing has an airing cupboard and access to an insulated and boarded loft space with light.

The rear garden features a modern patio area and a level lawn garden with a range of plants and shrubbery. There is an attractive lockable garden room with heating and power which is currently used as a home office.



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 7DH. What Three Words 'effort.plump.pulps' will take you directly to the property. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadows. Take the next right hand and the property will be located up the hill on the left hand side.

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Entrance Hallway

Sitting Room

11'1" x 13'2" max (3.38m x 4.02m max)

4.02m narrowing to 2.99m

Kitchen/Dining Room

16'9" max x 9'9" (5.13m max x 2.99m)

5.13m narrowing to 4.86m

Cupboard

3'4" x 2'7" (1.03m x 0.79m)

Bedroom 1

6'10" x 6'7" (2.10m x 2.03m)

Bedroom 2

11'0" x 9'6" max (3.37m x 2.91m max)

Bedroom 3

9'8" max x 8'7" (2.97m max x 2.62m)

Bathroom

6'8" x 5'6" (2.04m x 1.68m)

Outside Studio

7'9" x 5'5" (2.376 x 1.672)

Services

Mains Electricity, Water, Gas and Drainage.

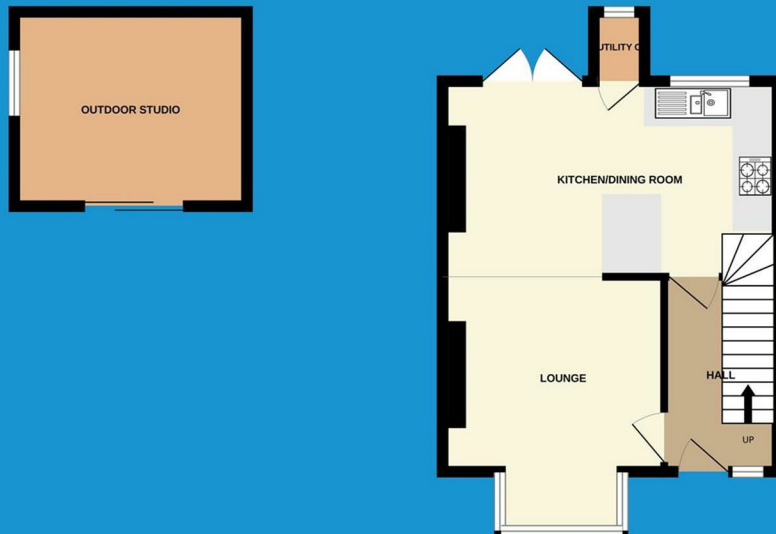
Council Tax Band A.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(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



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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