



Kensey Valley Meadow
Launceston | Cornwall



Town • Country • Coast



A spacious 4 bedroom modern property situated in a tucked away cul-de-sac location featuring 2 reception rooms, en-suite main bedroom and well presented accommodation. The property features an enclosed garden at the rear alongside a garage and parking.

You enter the property into a welcoming hallway with a useful cloaks cupboard plus a cloakroom with a WC. In front of you is an open-plan kitchen and breakfast room with a range of kitchen units and space for a breakfast table. There is a generous living room which is a great size with patio doors leading to the garden at the rear. There is an additional reception room which could be a dining room, additional sitting room or study/office.

On the first floor there are 4 good sized bedrooms with the main bedroom featuring an en-suite shower room and fitted wardrobes. There is also a well appointed family bathroom plus an airing cupboard. At the rear there is a patio area, lawned garden and a range of plants and shrubs. Gated access provides access around to the rear where there is a single garage with storage in the eaves.



Situation

Launceston is an ancient town steeped in History with the imposing Castle overlooking the town and surrounding area. Referred to as "the gateway to Cornwall" Launceston is centred one mile west of the River Tamar, which constitutes almost the entire border between Cornwall 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 alongside Plymouth and Exeter. 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 9TJ. What Three Words 'momentous.dream.mercy' will take you to the property. Take the first exit at the roundabout and then left again. Continue ahead bearing right and then bear left and you will see the property ahead.

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**Entrance Hallway
With Cupboard**

Cloakroom + W/C
6'3" x 3'1" (1.92m x 0.95m)

**Kitchen / Breakfast
Room**
14'11" x 9'4" (4.57m x 2.86m)

Living Room
15'0" x 11'10" (4.59m x 3.63m)

Dining Room / Study
13'2" x 9'9" (4.03m x 2.98m)

Garage
17'0" x 8'6" (5.20m x 2.60m)

First Floor

Bedroom 1
10'6" x 10'3" (3.21m x 3.13m)
3.21m narrows to 2.73m

En-Suite
7'3" x 4'6" (2.22m x 1.38m)
1.38m narrows to 1.11m

Bedroom 2
13'3" x 10'0" (4.06m x 3.05m)
4.06m narrows to 3.40m

Bedroom 3
10'10" x 7'3" (3.31m x 2.23m)

Bedroom 4
10'4" x 8'3" (3.16m x 2.54m)

Bathroom
6'5" x 5'6" (1.98m x 1.69m)

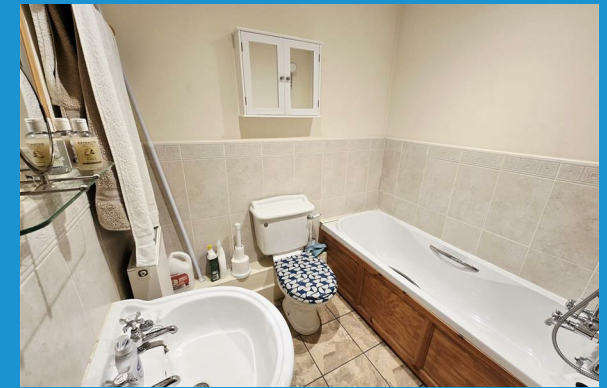
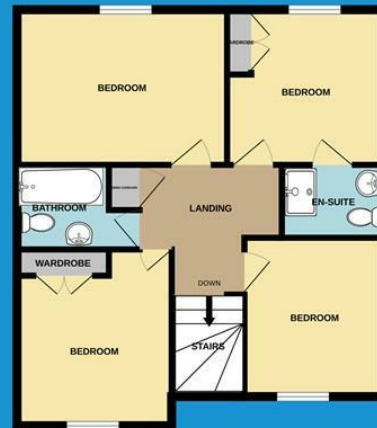
Services
Mains Electricity,
Water, Gas & Drainage
Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		77	83
(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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