



87 Chestnut Drive
Launceston | Cornwall



Town • Country • Coast



Enjoying fantastic views over nearby countryside is this incredibly well presented home with a larger than average garden lovingly landscaped by our vendors. The property is very well presented throughout and has a great open plan kitchen/dining/sitting room.

You step into a hallway with a staircase straight ahead. A door opens into a front aspect guest room with an en suite shower room. A further door opens into a large airing cupboard/storage cupboard. On the first floor is a wonderful dual aspect kitchen/dining/sitting room. The kitchen area has a wonderful view towards open countryside. The kitchen has a range of modern eye and base level units plus various integrated appliances including a fridge/freezer and dishwasher. Beyond the kitchen is the dining area with a side aspect window. The sitting area is rear aspect and is a good size. French doors open into a double glazed rear porch perfect for shoes and coats.

Leading off the first floor landing are 2 further bedrooms and a family bathroom. The front aspect bedroom is a great size double also enjoying some unimpeded views of nearby fields. Adjoining this bedroom is an en suite shower room. The rear aspect bedroom is a small double over looking the garden. The family bathroom is well equipped with a matching 3 piece suite.

In front of the property is a small area of lawn adjoining the tarmac driveway and single garage. The property has a large rear garden and has been lovingly landscaped by our vendors. There are areas of artificial grass perfect for enjoying the sun. Beyond here is a detached summerhouse perfectly positioned to enjoy a glimpse of the nearby countryside. In front of the summerhouse and running down the side of the property is a large composite decking, perfect for a seating area. To the side of the property are shared steps leading up to a gate into the rear garden.



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 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 alongside the City's of Plymouth and Exeter in the other direction. 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 9GN. From Launceston town centre proceed along Southgate Street, leading onto Exeter Street. Turn right at onto Tavistock Road and follow the road, passing Tesco on your right-hand side and cross over the A30 dual carriageway. At the roundabout, take the second exit then the next right turn into the development. Follow the road to the very end of the development where the property will be seen on your left hand side.

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Entrance Hallway

Bedroom 1
12'5" x 10'4" (3.81m x 3.17m)

En-Suite
7'3" x 3'8" (2.21m x 1.14m)

First Floor

Kitchen / Dining Room
17'0" x 8'10" (5.19m x 2.70m)

Living Room
13'2" x 11'3" (4.02m x 3.43m)

Bedroom 2
11'3" x 10'5" (3.44m x 3.18m)

En-suite
5'9" x 4'10" (1.77m x 1.48m)

Bedroom
10'8" x 9'4" (3.26m x 2.86m)

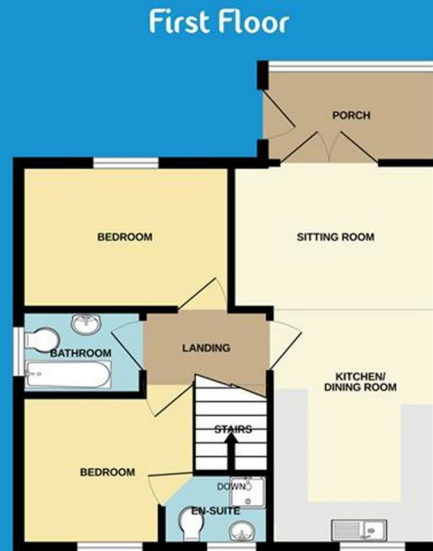
Bathroom
6'4" x 5'7" (1.94m x 1.71m)

Porch
7'6" x 4'11" (2.31m x 1.50m)

Services
Mains Electricity, Gas, Water and Drainage.
Council Tax Band C

Agent Note
Current Service Maintenance Charge - £200 annually
The current managing agents are First Port.
Shared Access - The stairs to the side of the property which takes you to the garden are shared with 85.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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