



**23 Long Meadow,
Launceston, Cornwall , PL15 7FZ**

Guide Price £359,950 Freehold





An impeccably presented detached family home in a well favoured residential area

- 4 Bedrooms (1 En suite)
 - Family Bathroom
- Kitchen/Breakfast Room
- Lounge & Separate Dining Room
 - 6 Years NHBC Remaining
- Landscaped Private Gardens
 - Detached Garage
 - EPC B & Council Tax E

SITUATION Located on the fringes of the town of Launceston with a range of supermarkets, doctors, dentists and veterinary surgeries together with a leisure centre, numerous sports and social clubs, educational facilities to A-level and 2 testing 18-hole golf courses.

The A30 is easily accessed and links the Cathedral cities of Exeter and Truro. At Exeter, there is access to the M5 motorway network, a main-line railway station serving London Paddington and an international airport. The city port of Plymouth is 18 miles to the south with regular ferry services serving northern France and Spain.

DESCRIPTION An impeccably presented detached house, built by a respected developer, with the remainder of an NHBC warranty. The property has been considerably enhanced by the current vendor to create an exceptionally comfortable home, which is worthy of an early inspection.

The accommodation is illustrated on the floorplan and briefly comprises: entrance hall with stairs rising to the first floor, cloaks cupboard, under stair storage and cloakroom with low flush WC and corner wash hand basin. Doors lead into the double aspect dining room and to the lounge with window to the front and patio doors opening onto the rear garden and patio.

The triple aspect kitchen/breakfast room is fitted with a range of base and wall level units, quartz effect worktops with uprisers, tiled splashbacks, underset 1½ bowl sink unit with mixer tap, integral fridge/freeze, electric oven with storage above and below, 4 ring ceramic hob with extractor over, integral dishwasher and washing machine. Patio doors open onto rear garden and terrace, ideal for alfresco dining.



To the first floor landing there is access to the loft space and doors to all rooms. Bedroom 1 is double aspect with a range of fitted floor to ceiling wardrobes and door into the en suite shower room with low flush WC, walk in shower cubicle and pedestal wash hand basin. There are 3 further bedrooms, 2 of which have fitted floor to ceiling wardrobes. The family bathroom has a suite of a panel enclosed bath with inset shower, low flush WC and pedestal wash hand basin.

OUTSIDE To the front is a most attractive garden with mature shrubs and specimen trees.

To the side is a tarmac driveway providing parking for at least two vehicles and leading to a detached garage with metal up and over door, power and light connected.

A pedestrian gate leads to the rear garden which is an undoubted feature of the property having been professionally landscaped by the current vendor to create a level lawned garden with resin pathway, raised flower beds and a high degree of privacy. Outside electric points and tap.

SERVICES All main services connected. Double glazed throughout. Mains gas boiler. Council tax band E. Full EPC document available on request. Broadband: FTTC. Mobile coverage: visit Ofcom website. Please note the Agents have not inspected or tested these services.

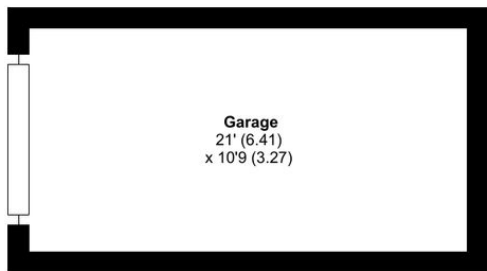
AGENTS NOTE There is a maintenance fee currently of £130.51 payable every six months for the upkeep of communal green areas and playground.

VIEWINGS Strictly by prior appointment with the vendors' appointed Agents, DJR Estate Agents and Auctioneers.

DIRECTIONS

Sat Nav: PL15 7FZ

What3Words: ///makeup.broker.appealed

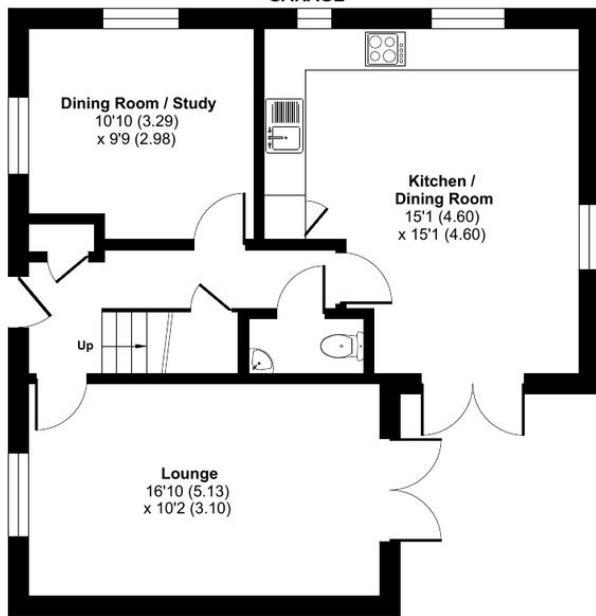


Garage
21' (6.41)
x 10'9" (3.27)

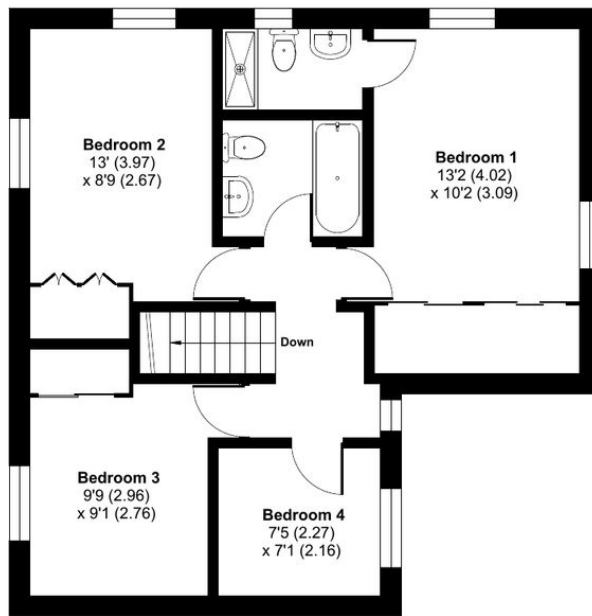
GARAGE

Approximate Area = 1232 sq ft / 114.4 sq m
Garage = 226 sq ft / 20.9 sq m
Total = 1458 sq ft / 135.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for David J Robinson Estate Agent and Auctioneers Ltd. REF: 1453450

For more information or to arrange a viewing, please contact us:

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FEDERATION OF INDEPENDENT AGENTS



BRITISH PROPERTY AWARDS 2025



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DAVID J ROBINSON
ESTATE AGENTS & AUCTIONEERS