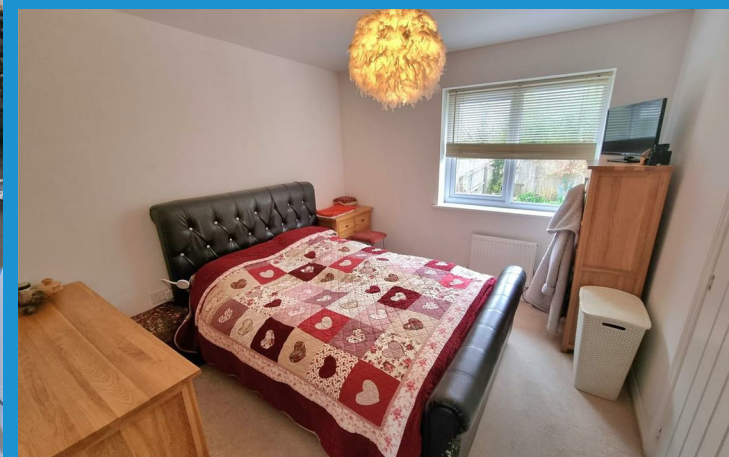




**8 Govetts Field**  
Launceston | Cornwall



Town • Country • Coast



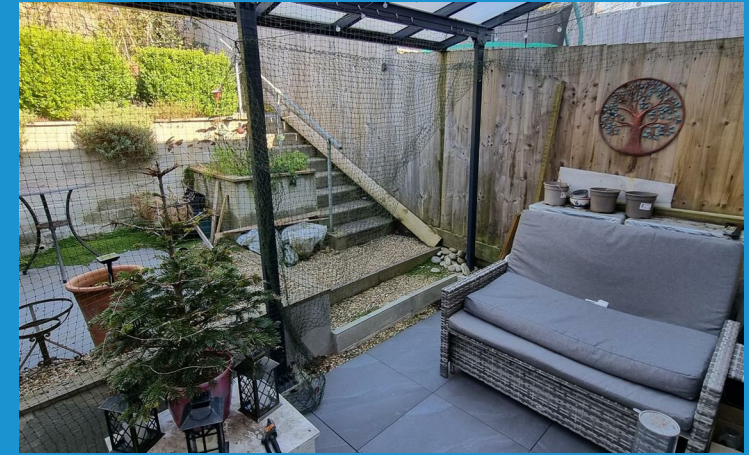
A well presented 2 double bedroom (1 en-suite) end of terraced home with an enclosed rear garden and off road parking. Ideal first time purchase or a buy to let investment.

You enter the property into a hallway with open plan access to the kitchen, which has a range of matching eye and base level units plus space for white goods. Leading off the hallway is a WC & staircase to the first floor. The sitting/dining room is a well proportioned reception room with French doors out to the garden. A further door gives access to a useful under stairs storage cupboard.

On the first floor are 2 double bedrooms, an en-suite shower room and family bathroom. The master bedroom is rear aspect and has the benefit of a contemporary en-suite shower room. Bedroom 2 is front aspect and is also a good size double bedroom with 2 windows. The family bathroom has a matching three-piece suite including a full length bath.

To the rear of the property is an enclosed garden. Adjoining the sitting room is a covered patio area ideal for outside dining. Steps lead up to a further garden with a hedge boundary to the rear. The garden has been landscaped by our vendor who has created a garden full of colour and interest including a small pond and various seating areas with a variety of plants and shrubs.

A pedestrian gate leads out to a shared right-of-way running down the side of the property. In front of the property is an off-road parking space plus access to a visitors parking space.



### 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 postcode to the property is PL15 9FQ. Exit Launceston using the A388 towards Plymouth passing Tesco and the A30 flyover. At the roundabout take the third exit and at the end roundabout take the first exit into Long Field Road. Follow this road and half way along turn right into Govetts Field where the property will be seen in the top right hand side.

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Entrance Hallway

Kitchen  
9'10" x 6'1" (3.01m x 1.87m )

WC

Sitting Room / Dining Room  
16'3" x 13'0" (4.97m x 3.98m )

First Floor

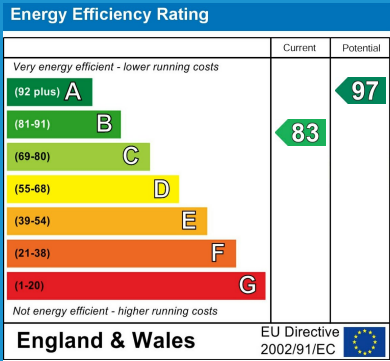
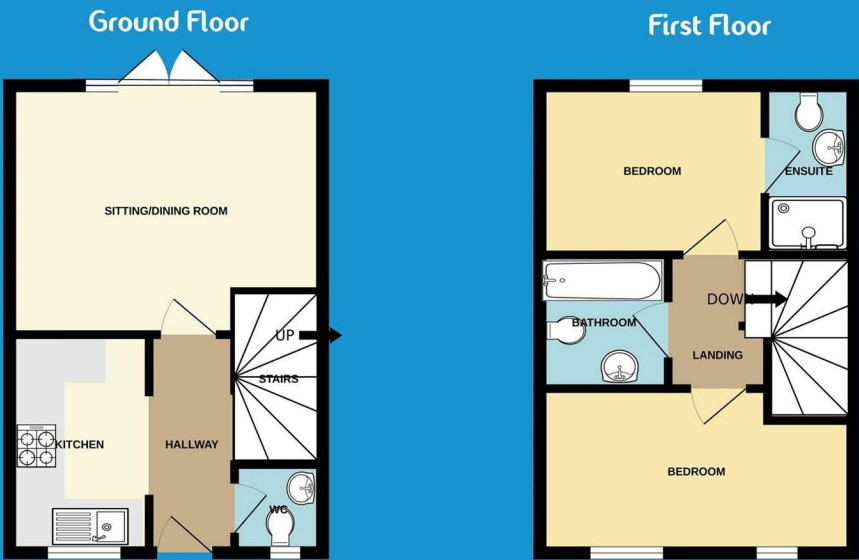
Bedroom 1  
13'1" x 8'4" (3.99m x 2.55m )

Bedroom 2  
10'1" x 9'10" (3.09m x 3.01m )

En-Suite  
10'1" x 2'11" (3.08m x 0.89m )

Bathroom  
6'7" x 6'1" (2.03m x 1.86m )

Services  
Mains Electricity, Gas, Water and Drainage.  
Council Tax B  
Estate Management Charge - £185 per year.



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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