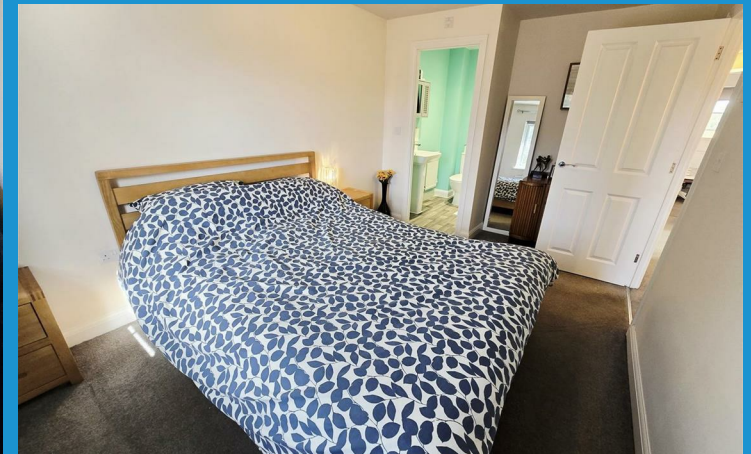




32 Barrabill Way
Launceston | Cornwall



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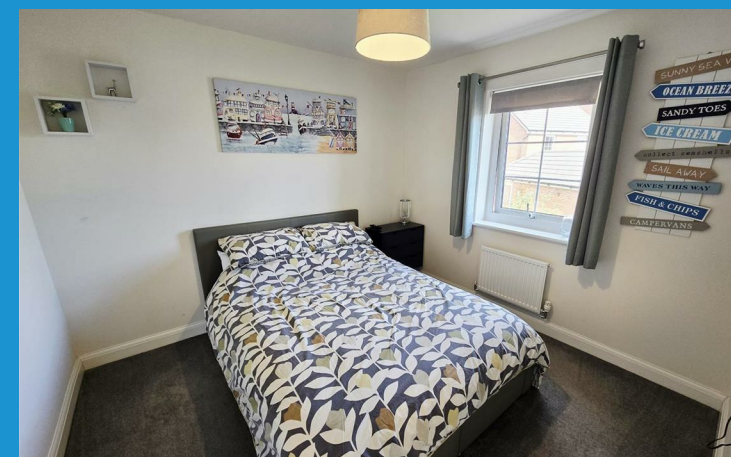


Situated in a tucked away position on this popular development on the fringe of Launceston is this very well presented 4 bedroom detached property enjoying ample parking, generous garden and spacious living accommodation.

This property is the perfect family home offering an open-plan kitchen and family room to the rear, offering a fantastic space for hosting family occasions. The kitchen offers a range of units and the breakfast bar in the centre of the room also offers a fantastic place for catching up over a coffee, with plenty of space for a table and chairs or a sofa. French doors lead out into the garden onto the patio. To the front of the property is a light and airy living room overlooking a green area at the front. There is a cloakroom and W/C in the hallway.

The first floor offers 4 good size bedrooms with the main bedroom being front aspect and benefiting from an en-suite and space for free standing furniture. In addition to the 4 bedrooms, there is a well appointed family bathroom. The landing houses a large airing cupboard/storage space.

The property also provides ample parking for 3 vehicles on the driveway at the side of the property and in front of the garage. The garage is located to the side of the property which offers a fantastic space for storage or a workshop. The garden is mainly laid to lawn with a patio to the rear of the property and a decked area and summerhouse at the end of the 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 (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 for the property is PL15 7FW. The What3Words 'situates.think.meals' and this will take you directly to the property. From our office head towards Pennygillam and exit using Western Road. At the traffic lights turn left into St Johns. Carry on and you will soon pass Launceston Police Station and St Catherine Primary School. You will soon approach a cross junction, continue straight over and take the first left. Continue ahead and bear right and you will see the property on the right hand side.

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Entrance Hallway

Cloakroom

7'1" x 3'1" (2.16m x 0.95m)

Living Room

16'11" x 10'8" (5.17m x 3.27m)
3.27m narrows to 2.91m

Kitchen / Family Room

18'0" x 13'6" (5.50m x 4.13m)
4.13m narrows to 3.39m

Boiler / Utility Room

First Floor

Bedroom 1

13'10" x 8'11" (4.22m x 2.74m)
4.22m narrows to 3.57m

En-suite

6'5" x 6'0" (1.96m x 1.84m)
1.96m narrows to 1.16m

Bedroom 2

8'9" x 7'2" (2.67m x 2.19m)

Bedroom 3

9'9" x 9'3" (2.98m x 2.82m)

Bedroom 4

8'6" x 6'9" (2.61m x 2.07m)

Bathroom

6'7" x 5'6" (2.03m x 1.69m)

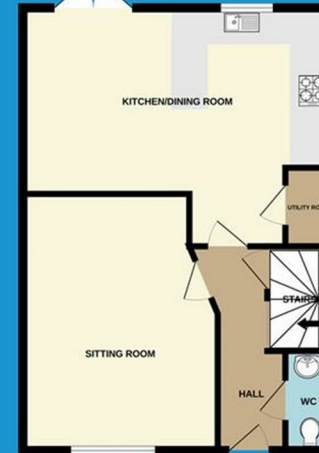
Services

Mains Electricity, Gas, Water and
Drainage
Council Tax Band D

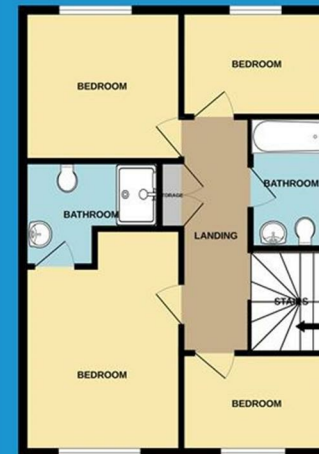
Agent Note

Management Charge - management
charge but is yet TBC.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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		

AML CHECKS:

To comply with Anti Money Laundering Regulations, we are required to verify the identity of all buyers and sellers involved in a property transaction. As part of this process, we will request payment from you to cover the cost of processing these necessary checks. Payment is collected on our behalf and this would require us passing on your details to Landmark as a third party to process this. Our service provider charge us a processing fee and we set and receive an administration fee payable by clients. Details of the applicable charge will be provided to you before any request for payment is made. Payment of this AML fee is a regulatory requirement and is non refundable once the check has been completed.

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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