11 Broad Park

Launceston | Cornwall

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Offers Over £200,000

Available with NO FORWARD CHAIN is this detached 2 double bedroom house with a generous sitting/dining room and a modern refitted kitchen. Outside the property has a large detached garage, driveway parking and a garden.

You step into a hallway with access to all ground floor accommodation and a staircase to the first floor. Ahead of you is the generous dual aspect sitting/dining with a feature bay window enjoying the view. To one side of this reception room is the open fireplace housing a multi fuel wood burner. The kitchen is side aspect and has been refitted with a range of modern eye and base level units plus several integrated appliances. Adjoining the kitchen is a useful utility area with base level units and a door out to the patio garden. Also located on the ground floor is the well presented bathroom with a matching 3 piece suite including a shower over the bath.

On the first floor are 2 well proportioned bedrooms. The master bedroom is rear aspect and enjoys an elevated view toward the nearby Kensey Valley. Bedroom 2 is another smaller double bedroom with access to useful eves storage. Situated between the bedrooms is a built is storage cupboard.

Immediately in front of the property is an area of lawn with a path to the front door. There are paths down either side of the property where you will find a detached greenhouse. Adjoining the utility room are steps down to a raised deck, perfect for outside dining. Beyond here is a large patio area which continues down to the rear of the property offering low maintenance gardening. To the lower side of the property is a large bespoke detached garage with an electric roller door plus an additional pedestrian door. The garage would be well suited to those who want to have a good size workshop or somewhere to store items. Adjoining the garage is a covered carport with a tarmac driveway underneath.

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 for the property is PL15 8DT. From the town centre, proceed down St Thomas Road and through the traffic lights and towards the roundabout and then turn right. Continue to the second roundabout and then turn left unto Roydon Road, proceed up the road where the turning for Broad Park can be found on the right hand side. Follow this road bearing sharp left where the property will be seen on your left.

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Entrance Hallway

Living Room
19'5" x 10'11" (5.92m x 3.35m)

Kitchen
11'10" x 7'4" (3.61m x 2.26m)

Utility Room
10'0" x 5'3" (3.07m x 1.62m)

Bathroom

First Floor

Bedroom 1
12'7" x 11'0" (3.85m x 3.36m)

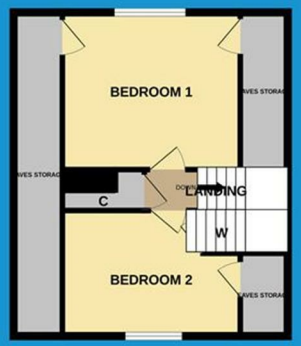
Bedroom 2
12'7" x 8'11" (3.85m x 2.73m)

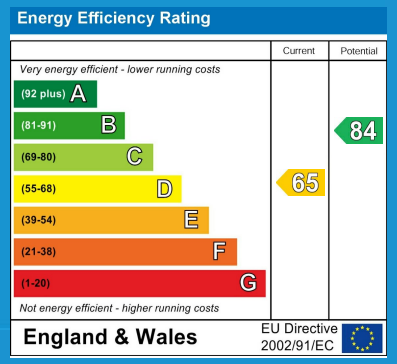
Garage
20'6" x 17'7" (6.25m x 5.36m)

Services
Mains Electricity, Water and Drainage.
Council Tax Band B

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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