



Summerhill Road
Launceston | Cornwall



Town • Country • Coast



Overlooking a lovely landscaped garden is this well presented split level home. The property offers 3/4 bedrooms and a large L shaped reception space. The property is situated in a quiet cul de sac position with off road parking and a single garage. **NO FORWARD CHAIN.**

From the porch a door opens into a wide hallway with split stairs to both the first floor and lower ground floor. Off the hallway is a door that opens into a front aspect double bedroom. On the lower ground floor is a generous rear aspect L shaped sitting/dining room with sliding patio doors. Adjoining this room is a separate kitchen with a range of eye and base level units plus a window and door overlooking the garden. Also located on this floor is a door to a WC and understairs storage cupboard.

On the first floor are 2 double bedrooms both enjoying a view over the rear garden towards the outskirts of the town centre. Also on this floor is a useful internal room which with some alteration could be turned into a 4th bedroom. Opposite here is a family bathroom with a matching 3 piece suite and a built in airing cupboard.

The property is located on a quiet cul de sac with a good size driveway and access to the attached single garage. In front of the driveway is a raised flower border. Down the side of the property is a gate that leads into the rear garden. Adjoining the rear of the property is a brick paved patio area perfect for outside dining. Steps lead past well stocked flower borders to the enclosed lawn ideal for children and pets. To the bottom corner of the garden is a rear gate giving direct access out to Highfield Park Road and Chapel Hill. This is perfect for direct access to the town centre and college.



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 to the property is PL15 7DU. From the town centre, drive out of town on Western Road and take a right hand turning leading down to Meadowside just by 'Nicholls Flats' and follow the road down and take the left hand turning into Meadowside. Follow the road along and take the second right onto Summerhill Road. Follow this road bearing right and the property will be seen on your left.

www.viewproperty.org.uk

sales@viewproperty.org.uk



Town • Country • Coast

Entrance Hallway

Kitchen

10'8" x 7'10" (3.26m x 2.41m)

Sitting/Dining Room

16'8" max x 19'6" max (5.09m max x 5.95m max)

5.09m narrowing to 3.01m

5.95m narrowing to 3.65m

WC

4'6" x 4'1" (1.38m x 1.27m)

Bedroom 3

12'6" x 9'9" (3.83m x 2.98m)

Bedroom 1

13'3" x 11'11" (4.05m x 3.65m)

Bedroom 2

9'8" exc wardrobes x 11'11" (2.96m exc wardrobes x 3.65m)

Office

9'9" x 7'3" (2.98m x 2.21m)

Bathroom

7'9" x 5'10" (2.37m x 1.80m)

Services

Mains Electricity, Gas, Water and Drainage.

Council Tax Band C.



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.

01566 706706 | sales@viewproperty.org.uk



www.viewproperty.org.uk



Town • Country • Coast