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Trevallack, 1 Snowdrop Crescent | Launceston



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Guide Price £475,000







A stunning individual architect designed 3 double bedroom detached house situated in a tucked away position with a generous plot and off-road parking for numerous vehicles alongside an integral garage and car port. The property offers spacious living accommodation with 3 double bedrooms and the master bedroom having an en-suite whilst the ground floor features an impressive living room with doors leading into the garden alongside an open-plan kitchen and dining/family room.

This stylish home is situated in a tucked away location accessed via a gated entrance which leads onto the driveway where there is ample parking and turning space with the car port at your side and the garage attached to the property. There is a spacious South facing lawned garden at the rear with a range of plants and fruit trees. Access into the property is via a spacious hallway with a recessed area which would fit a desk or alternatively be used as a cloaks area. The living room is dual aspect with bay window at the front and double doors to the rear with a feature fireplace and an inset log burner. The kitchen and dining room is an impressive open-plan space with an fitted kitchen with central island and a range of integrated appliances and spotlights to the ceiling. The dining area has ample room for a table and chairs alongside a sofa for an additional living area with doors to the garden.

The hallway leads down to the utility room which has an additional sink and range of units. A door leads into the shower room with another door into the integral garage. This area could be utilised and adapted to be an annex area if required, with the garage having a pedestrian side door to create an additional access. On the first floor there is a spacious landing with the 3 double bedrooms. The master bedroom in particular is a very impressive size with an en-suite shower room. There is also a well appointed family bathroom. This well presented modern property also features underfloor central heating







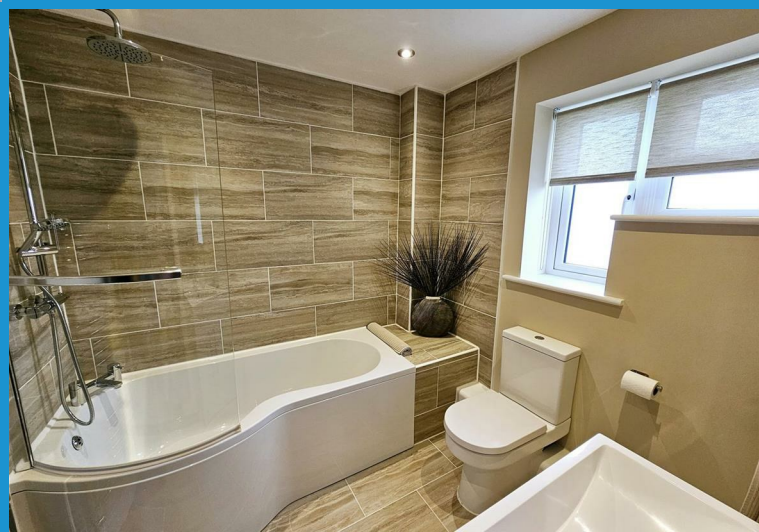
- 3 bedroom detached house
- Off-road parking for numerous vehicles
- Generous plot
- Tucked away location
- Open-Plan Kitchen & Dining Room
- Integral Garage

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 postal code for the property is PL15 9JS. What Three Words for the property is 'severe.horses.rise' and this will take you directly to the property. As you drive along Tavistock Road, take the left hand turning and follow the road to the mini roundabout, turning left and the property is the first property in behind the double gates on your left.









Entrance Hallway
8'1" x 4'6" (2.47m x 1.39m)

Living Room
21'3" into bay x 14'4" max (6.50m into bay x 4.37m max)

Kitchen
16'6" x10'2" (5.05m x3.10m)

Dining Room
10'0" x 16'6" (3.05m x 5.03m)

Utility Room
11'9" x 7'1" (3.60m x 2.16m)

Shower Room
7'0" x 5'10" (2.15m x 1.78m)

Integrated Garage
19'3" x 12'11" (5.89m x 3.94m)

First Floor Landing

Bathroom
7'4" x 7'1" (2.25m x 2.17m)

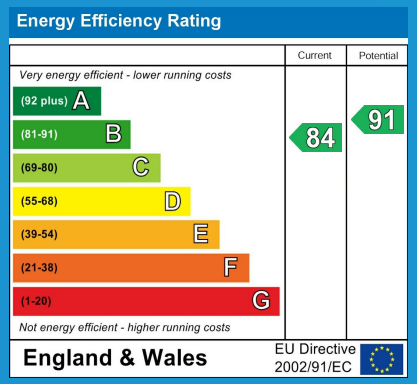
Bedroom 3
11'10" x 10'2" (3.61m x 3.11m)

Bedroom 2
11'10" x 10'1" max (3.62m x 3.08m max)

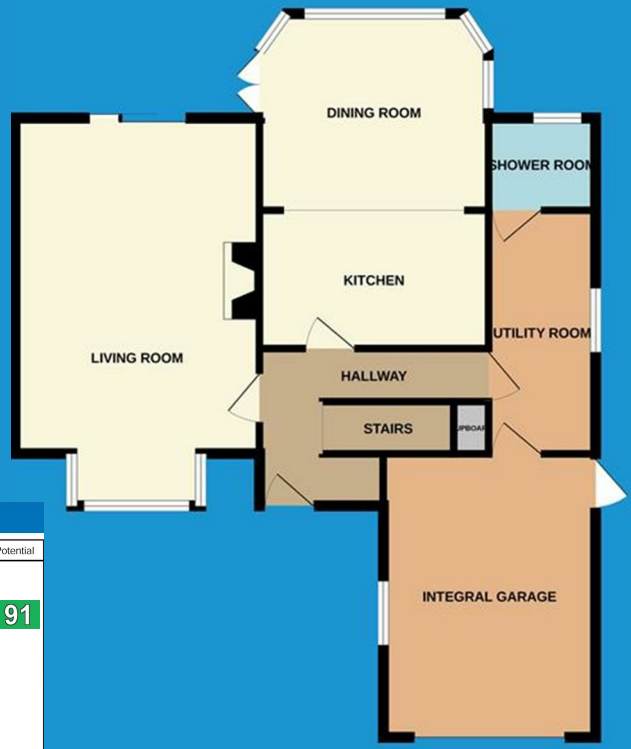
Bedroom 1
13'10" x 14'2" (4.23m x 4.34m)

En-suite
11'11" x 3'9" (3.64m x 1.16m)

Services
Mains Electricity, Gas, Water and Drainage
Council Tax Band E



Ground Floor



First Floor



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01566 706706 • sales@viewproperty.org.uk
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The Property Ombudsman

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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.