



Hay Common, Launceston

Asking Price £285,000



4



2



1





Hay Common

Launceston

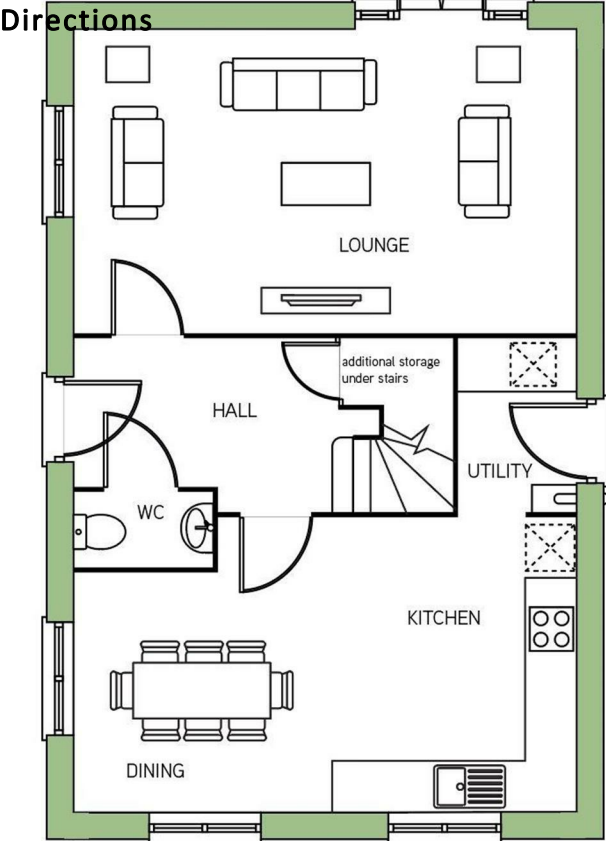
**** New plot released **** An exciting opportunity to purchase a 4 bedroom property with a garden on this new development situated at Stourscombe on the edge of Launceston Town. The developers are building the properties with two warranties namely NHBC and LABC new build warranties. This new estate will also feature a range of green areas and parkland alongside a new school which is built. There are various house types and styles available and the plans shown are indicative layouts and the pictures of the site shown are not of specific houses but to give buyers an idea of the location and surroundings of the site.

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's, WH Smith and Costa's coffee. Local facilities include a leisure centre, medical facilities and well regarded primary and secondary schooling. Did you know? The very impressive Launceston Castle dates from Norman times. Before the 13th century AD Launceston used to be the capital of the Earldom of Cornwall. Launceston has given its name to other places in the world including Australia. The Cornish name is Lannstefan and Lannstefan is Cornish for Church of St Stephen.

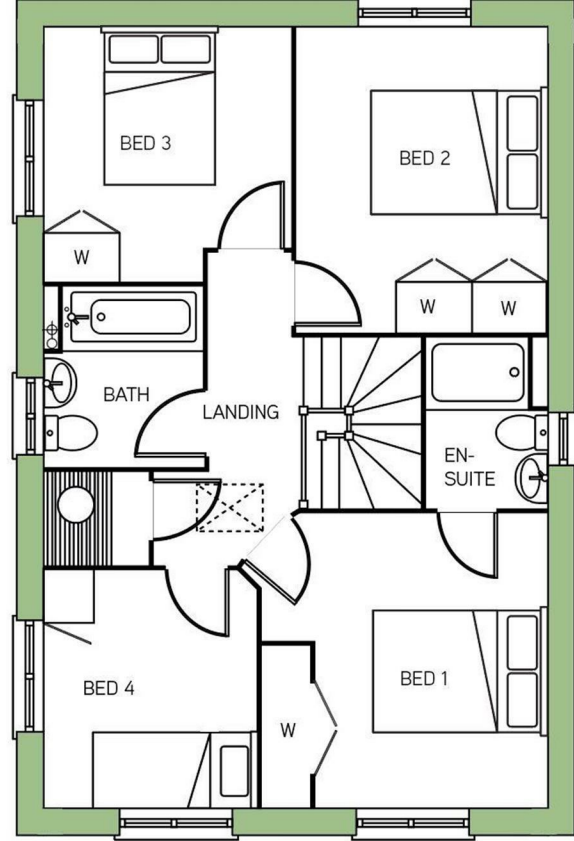


Agents Notes





ground floor



first floor



HAY COMMON







For information relating to Character Areas: Please read in conjunction with drawing AAH5382-05 Materials Key Plan

Notes
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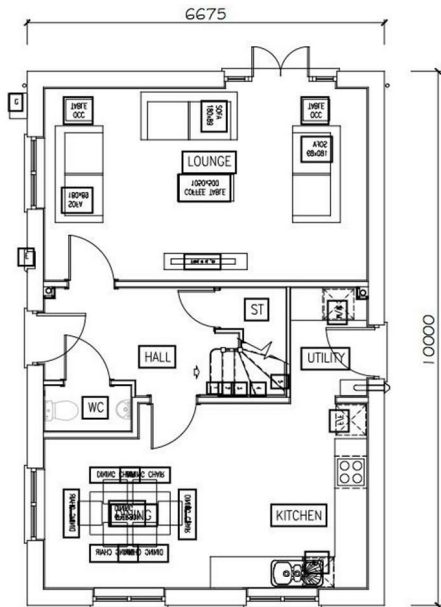
Facade Materials:

-  Through-coloured Render
-  Reconstructed Stone
-  Vertical Tiling
-  Timber cladding

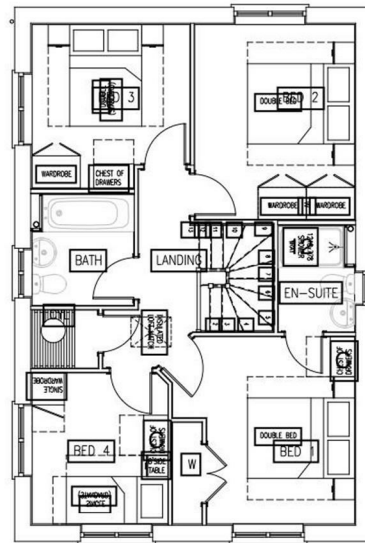
Entrance Elevation (AS)
 Plots 267 -AS
 Plots 268 -OPP

Side / Front Elevation

Rear Elevation (Where not a party wall)



Ground Floor Plan (AS)
 Total Floor Area: 931 ft² / 86.5 m²



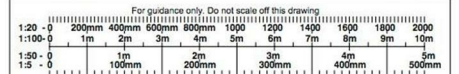
First Floor Plan



Side Elevation

HC4.5

Rev B. Elevations amended . 19.10.2017 RF
 Rev A. Kitchen amended - kitchen window reduced. 15.08.2017 RF
 Revisions: Date Name



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Client: **Haycommon Ltd.**

Project: **Hay Common, Launceston**

Title: **House Type HC4.5 Plans & Elevations**

Entrance / Avenue Character Area

Drawn: RF Date: 12/04/2017 Scale: 1:100

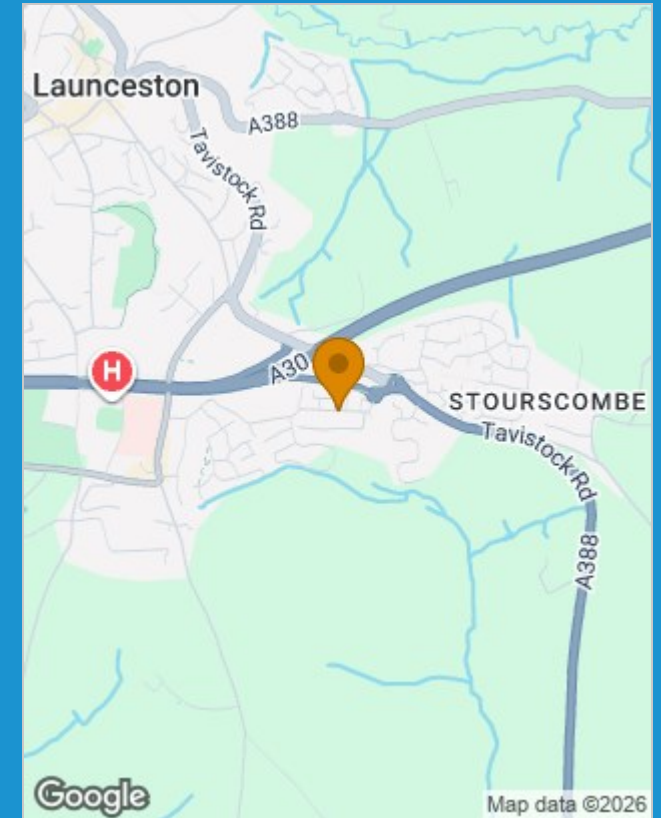
Job No: **AAH5382** Drg No: **38** Rev: **B**

Architects Engineers Surveyors
 Landscape Architects Services Consultants

Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our View Property Launceston Office on 01566 706706 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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