



7 Long Field Road
Launceston | Cornwall



Town • Country • Coast

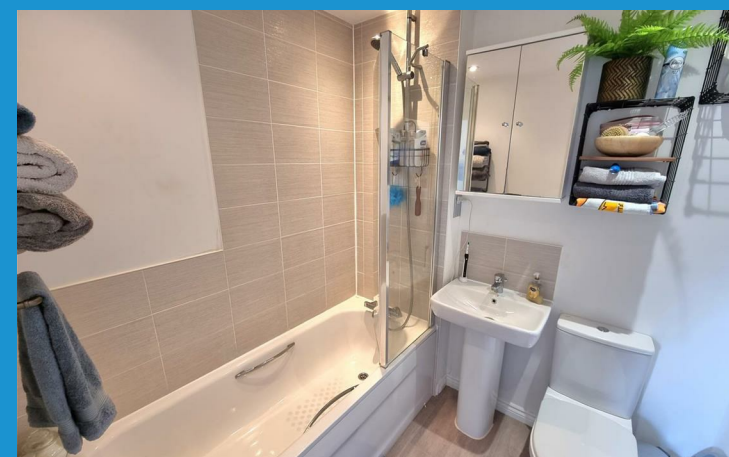
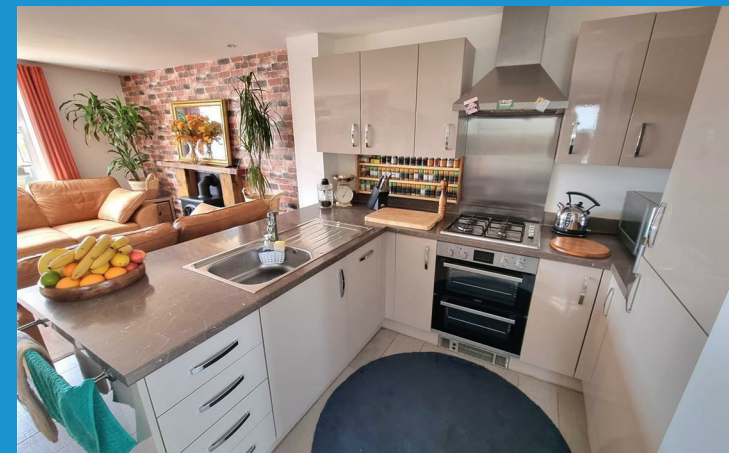


This stylish 2-bed semi-detached home, is situated on a sought-after modern development & offers well-presented accommodation that is ideal for first-time buyers, professionals or investors. Benefiting from 2 off-road parking spaces, a fully enclosed south-facing rear garden & a practical open-plan layout, the property combines modern living with everyday convenience.

The welcoming entrance hall provides access to a useful cloakroom with a built-in storage cupboard. While a separate utility cupboard offers space for a washing machine and houses the combi boiler/consumer unit. From the hallway, the home opens into a bright and spacious open-plan kitchen, dining & living area, creating an excellent space for both relaxing and entertaining. The modern kitchen is fitted with a range of attractive wall & base units, complemented by integrated appliances and a double fan oven. Double doors from the living area open directly onto the rear garden, allowing plenty of natural light to fill the space. The sitting room also features a bespoke media wall with additional storage, plus a fireplace, which can be purchased by separate negotiation.

Upstairs, the property offers 2 generous double bedrooms. The principal bedroom enjoys pleasant views with glimpses of the surrounding countryside, while the 2nd bedroom benefits from a built-in wardrobe. Both rooms are served by a well-appointed family bathroom featuring a contemporary 3-piece suite with a shower over the bath.

Externally, the property provides tandem off-road parking for 2 vehicles to the front, complemented by a mature planted border. The fully enclosed south-facing rear garden has been designed for ease of maintenance with artificial lawn and a paved seating area, creating an ideal space for outdoor enjoyment. At the end of the garden is an insulated garden room, providing a versatile space that could be used for storage, home office, hobby room, or a peaceful retreat.



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 peninsular 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 postal code for the property is PL15 9FW. What Three Words 'bandwagon.clay.pictures' will take you to the property. The property can be found just off the roundabout at Stourscombe at the end of Tavistock Road, as you take the exit for Bodmin on the A30 take the turning into Long Field Road and the property can be seen ahead.

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Entrance Hall
With Cupboard

WC
4'2" x 4'1" (1.29m x 1.26m)

Open Plan Living
21'4" x 13'1" (6.52m x 3.99m)

First Floor

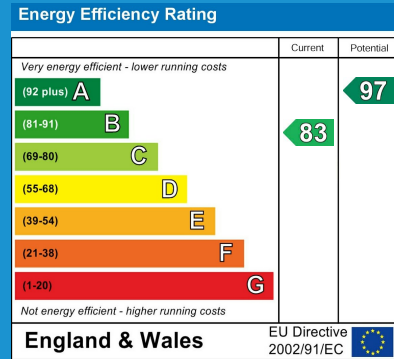
Bedroom 1
10'9" x 10'3" (3.30m x 3.13m)

Bedroom 2
11'5" x 8'5" (3.48m x 2.58m)
3.48m narrows to 2.94m

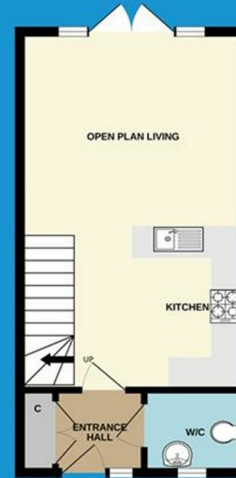
Bathroom
6'5" x 5'7" (1.97m x 1.71m)

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

Agent Note
The management charge for the estate is £180
per annum.



Ground Floor



First Floor



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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